



PROPERTY LOCATION

No	Alt No	Direction/Street/City
221		TOWER RD, LINCOLN

OWNERSHIP

Owner 1: LUPO ROBERT N
 Owner 2: REYNOLDS JEAN E
 Owner 3:
 Street 1: 221 TOWER RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4312 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	179,200	10,500	1.668	527,500	717,200	
Total Card		179,200	10,500	1.668	527,500	717,200
Total Parcel		179,200	10,500	1.668	527,500	717,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 421.63		/Parcel: 421.63		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/16/13
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PREVIOUS OWNER

Owner 1: SMITH FLORENCE C TR -
 Owner 2: 221 TOWER RD REALTY TR -
 Street 1: 221 TOWER RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4312

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	179,200	10500	1.668	527,500	717,200	717,200	Year End Roll	9/28/2017
2017	101	FV	175,900	10500	1.668	497,900	684,300	684,300	Year End Roll	9/29/2016
2016	101	FV	175,900	10500	1.668	483,100	669,500	669,500	Year End Roll	1/14/2016
2015	101	FV	169,300	10500	1.668	447,400	627,200	627,200	Year End	10/2/2014
2014	101	FV	166,400	24500	1.668	400,700	591,600	591,600	Year End Roll	1/23/2014
2013	101	FV	163,200	24500	1.668	389,000	576,700	576,700	Year End Roll	10/25/2012
2012	101	FV	163,200	24500	1.668	383,800	571,500	571,500	Year End	1/26/2012
2011	101	FV	166,400	24500	1.668	390,000	580,900	580,900	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:05:19

LAST REV

Date	Time
12/03/15	09:01:32

blakeley
671

USER DEFINED

Prior Id # 1:	125 15 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 1.668 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH FLORENCE	1313-64		12/23/2005		730000	No	No			
SMITH, CARL D.	27159-164		3/26/1997	CONVENIENC	0	No	No			ALSO DOC 1027340
EDWARD S. COBUR	6946-599		3/19/1946	FAMILY	0	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2015	6263	ROOF	10,000	C				Strip & re-roof dw
9/28/2007	3781	FENCE		C				split rail fence a
6/2/2006	3453	RENOVATI	5,000	C	6/14/2007			Renov. to Kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/28/2007	MEAS+INSPCTD	100	B MORGAN
3/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		72673		SQUARE FE	PRIME SITE		0	6.78	1.071	R3									527,497						527,500	

Total AC/HA: 1.66834	Total SF/SM: 72672.89	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 527,497	Spl Credit	Total: 527,500
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