



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALPEROVITZ DAVID
Owner 2:	COLTON JOANNA
Owner 3:	
Street 1:	191 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4311 Type:

PREVIOUS OWNER

Owner 1:	ADAMS GEORGE H -
Owner 2:	ADAMS VELDA -
Street 1:	191 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4311

NARRATIVE DESCRIPTION

This Parcel contains 2.77 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	4.54	1.000	R1									363,200						363,200	
101	ONE FAM		0.933		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									27,990						28,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	380,900		2.770	391,200	772,100
Total Card		380,900	2.770	391,200	772,100
Total Parcel		380,900	2.770	391,200	772,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 238.56		/Parcel: 238.56	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	380,900	0	2.77	391,200	772,100	772,100	Year End Roll	9/28/2017
2017	101	FV	374,900	0	2.77	391,200	766,100	766,100	Year End Roll	9/29/2016
2016	101	FV	371,900	0	2.77	380,800	752,700	752,700	Year End Roll	1/14/2016
2015	101	FV	362,800	0	2.77	308,000	670,800	670,800	Year End	10/2/2014
2014	101	FV	338,700	0	2.77	296,800	635,500	635,500	Year End Roll	1/23/2014
2013	101	FV	332,700	0	2.77	292,000	624,700	624,700	Year End Roll	10/25/2012
2012	101	FV	332,700	0	2.77	460,000	792,700	792,700	Year End	1/26/2012
2011	101	FV	320,700	0	2.77	474,700	795,400	795,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ADAMS GEORGE H,	54343-458		2/26/2010	CHD>SALE	600000	No	No	
JEFFREY J. WENG	13722-418		6/26/1979		41000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/30/2010	4438	MANUAL	46,000	C	7/21/2010			install solar elec
3/3/2010	4392	RENOVATI	121,000	C	7/21/2010			new win;siding;ren
1/14/2004	2845	ROOF		C				
7/22/2003	2732	MANUAL	11,000	C	5/29/2004			rep closet w/1/2 b
5/18/1998	1420	SCREENPR	10,000	C	6/4/1998			100% 6/4/98

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2011	MEAS+INSPCTD	25	D ERSKINE
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	D VELUTTI
6/4/1998	MEAS/EXT INS	602	D TUCKER
3/29/1996	MEAS/EXT INS	606	J SMITH
4/22/1995	INSPECTED		

Sign: VERIFICATION OF VISIT NOT DATA

