



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORGAN ELLEN S
Owner 2:	
Owner 3:	
Street 1:	PO BOX 21
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1913, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,890						13,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	140,300	1,200	2.300	660,300	801,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 409.88						/Parcel: 409.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	139,100	1200	2.3	660,300	800,600	800,600	Year End Roll	9/28/2017
2017	101	FV	130,400	1200	2.3	653,900	785,500	785,500	Year End Roll	9/29/2016
2016	101	FV	129,000	1200	2.3	635,500	765,700	765,700	Year End Roll	1/14/2016
2015	101	FV	126,100	1200	2.3	589,100	716,400	716,400	Year End	10/2/2014
2014	101	FV	120,400	1200	2.3	549,900	671,500	671,500	Year End Roll	1/23/2014
2013	101	FV	117,500	1200	2.3	533,900	652,600	652,600	Year End Roll	10/25/2012
2012	101	FV	117,500	1200	2.3	553,900	672,600	672,600	Year End	1/26/2012
2011	101	FV	121,800	1200	2.3	572,300	695,300	695,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOLF ROBERT G	23225-489		5/25/1993		337500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2003	2793	WDK	8,000	C	6/23/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/23/2004	MEAS/EXT INS	615	D VELUTTI
5/15/1996	MEAS+INSPCTD	606	J SMITH
3/19/1996	MEAS/EXT INS	606	J SMITH
7/11/1995	INSPECTED	600	PA
6/20/1994	FIELDREV CHG	600	PA
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

