



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHARBANDA SANJEEV K
Owner 2:	JAMES JENNIFER A
Owner 3:	
Street 1:	79 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN SUSAN M -
Owner 2:	-
Street 1:	79 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.21 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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		52707		SQUARE FE	PRIME SITE		0	6.78	1.362	R3									486,886						486,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	365,300	2,300	1.210	486,900	854,500
Total Card		365,300	2,300	1.210	486,900
Total Parcel		365,300	2,300	1.210	486,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		194.03	/Parcel: 194.03

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

GIS Ref
GIS Ref
Insp Date
10/25/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	365,300	2300	1.21	486,900	854,500	854,500	Year End Roll	9/28/2017
2017	101	FV	358,200	2300	1.21	459,600	820,100	820,100	Year End Roll	9/29/2016
2016	101	FV	358,200	2300	1.21	446,000	806,500	806,500	Year End Roll	1/14/2016
2015	101	FV	343,900	2300	1.21	412,900	759,100	759,100	Year End	10/2/2014
2014	101	FV	340,300	2300	1.21	369,800	712,400	712,400	Year End Roll	1/23/2014
2013	101	FV	333,200	2300	1.21	359,100	694,600	694,600	Year End Roll	10/25/2012
2012	101	FV	332,900	2300	1.21	377,200	712,400	712,400	Year End	1/26/2012
2011	101	FV	342,900	2300	1.21	383,300	728,500	728,500	Year End	2/10/2011

Parcel ID 163 25 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN SUSAN M ,	48140-417		9/8/2006		662000	No	No			
RYAN SUSAN M ,	45275-173		5/27/2005	CONVENIENC	99	No	No			
RYAN HELEN,	41202-465		10/16/2003	CONVENIENC	1	No	No			
RYAN HELEN	27304-202		5/19/1997	CONVENIENC	1	No	No			
RYAN, HELEN	25663-213		9/18/1995	FAMILY	0	No	No			
RYAN MARY J	7968-365		9/19/1952	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2015	6079	ROOF	11,830	C				Strip and re-roof
5/25/2005	3187	FINISH B	4,750	C				fam rm w/kitchenet
7/1/2004	2967	MANUAL	12,336	C	6/11/2005			rep fit porch, dor
9/17/2002	2577	SHED		C	6/28/2003			
6/12/1997	1209	MANUAL		C	3/7/1998			A/G POOL 3/7/98 10
8/22/1995	791-95	ADDITION	70,000	C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
12/19/2006	MEAS+INSPCTD	100	B MORGAN
6/22/2006	MEAS+INSPCTD	50	J NOONE
6/11/2005	MEAS/EXT INS	615	D VELUTTI
6/28/2003	MEAS/EXT INS	615	D VELUTTI
3/7/1998	MEAS/EXT INS	602	D TUCKER
6/23/1997	MEAS+INSPCTD	602	D TUCKER
3/20/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

