



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: CHAN VINCENT WS
 Owner 2: CHAN AGNES HUI
 Owner 3:
 Street 1: 163 TOWER RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4301 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	467,000		0.939	477,900	944,900	incl 1/4 of right of way B 179 48 0
132			0.048	1,400	1,400	
Total Card	467,000		0.987	479,300	946,300	Entered Lot Size
Total Parcel	467,000		0.987	479,300	946,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 317.87		/Parcel: 317.87		Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
08/16/13

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	442,900	0	.987	464,300	907,200	907,200	Create Final value 2019	6/4/2019
2018	101	FV	442,900	0	.987	464,300	907,200	907,200	Year End Roll	9/28/2017
2017	101	FV	435,600	0	.987	438,400	874,000	874,000	Year End Roll	9/29/2016
2016	101	FV	423,500	0	.987	425,400	848,900	848,900	Year End Roll	1/14/2016
2015	101	FV	412,800	0	.987	394,000	806,800	806,800	Year End	10/2/2014
2014	101	FV	380,300	0	.987	353,000	733,300	733,300	Year End Roll	1/23/2014
2013	101	FV	373,200	0	.987	342,800	716,000	716,000	Year End Roll	10/25/2012
2012	101	FV	373,200	0	.987	376,900	750,100	750,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUNTRYSIDE CON	15036-462		5/31/1983		267000	No	No			

NARRATIVE DESCRIPTION
 This Parcel contains .987 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40915		SQUARE FE	PRIME SITE		0	7.	1.669	R3									477,922						477,900	
132	UNDEV		0.0478		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,434						1,400	right of way

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

Total AC/HA: 0.98708	Total SF/SM: 42997.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 479,356	Spl Credit	Total: 479,300
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