



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRANKSTON MICHAEL J
Owner 2:	FRANKSTON CHARLES
Owner 3:	
Street 1:	170 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

Owner 1:	FRANKSTON - MICHAEL J
Owner 2:	WARSHAW - MEREDITH G
Street 1:	170 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,590						4,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	158,800		1.990	668,600	827,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 146.22						/Parcel: 146.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	147,200	0	1.99	651,000	798,200	798,200	Create Final value 2019	6/4/2019
2018	101	FV	147,200	0	1.99	651,000	798,200	798,200	Year End Roll	9/28/2017
2017	101	FV	147,200	0	1.99	644,600	791,800	791,800	Year End Roll	9/29/2016
2016	101	FV	145,500	0	1.99	626,200	771,700	771,700	Year End Roll	1/14/2016
2015	101	FV	138,900	0	1.99	579,800	718,700	718,700	Year End	10/2/2014
2014	101	FV	137,200	0	1.99	540,600	677,800	677,800	Year End Roll	1/23/2014
2013	101	FV	133,900	0	1.84	520,100	654,000	654,000	Year End Roll	10/25/2012
2012	101	FV	138,900	0	1.84	540,100	679,000	679,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRANKSTON,MICHA	72207-25		2/7/2019	FAMILY	100	No	No			
FRANKSTON,MICHA	69312-509		5/22/2017	FAMILY	1	No	No			
FRANKSTON,MICHA	69312-496		5/22/2017	FAMILY	1	No	No			
FRANKSTON MICHA	34542-316		1/10/2002	CONVENIENC	1	No	No			
JOHN J. PARLA	19754-531		4/12/1989		480000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/1991	0204							Addition/reconstru

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2018	MEAS+INSPCTD	622	K Cuoco
8/16/2013	ENTRY DENIED	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/29/1996	MEAS/EXT INS	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

