



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HULL KENNETH R
Owner 2:	
Owner 3:	
Street 1:	189 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4311 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1978, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.113		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									678						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	120,100	21,300	1.950	560,700	702,100		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 481.15						/Parcel: 481.15	10/11/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	109,500	21300	1.95	543,100	673,900	673,900	Create Final value 2019	6/4/2019
2018	101	FV	109,500	21300	1.95	543,100	673,900	673,900	Year End Roll	9/28/2017
2017	101	FV	108,400	21300	1.95	512,700	642,400	642,400	Year End Roll	9/29/2016
2016	101	FV	107,300	21300	1.95	497,500	626,100	626,100	Year End Roll	1/14/2016
2015	101	FV	105,200	21300	1.95	460,700	587,200	587,200	Year End	10/2/2014
2014	101	FV	100,900	21300	1.95	412,700	534,900	534,900	Year End Roll	1/23/2014
2013	101	FV	98,800	21300	1.95	400,700	520,800	520,800	Year End Roll	10/25/2012
2012	101	FV	88,400	20000	1.95	440,700	549,100	549,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HULL KENNETH R,	28865-559		7/20/1998	CONVENIENC		1	No	No		SEP - PROBABE #97D3053DV1
ROBERT HILDEBRA	15285-239		10/27/1983		140000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
3/29/1996	MEAS/EXT INS	606	
4/28/1994	FIELDREV CHG	600	

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

