



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	49 TOWER LLC
Owner 2:	
Owner 3:	
Street 1:	84 WELLS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY WILLIAM R TR -
Owner 2:	DOHERTY PHYLLIS M TR -
Street 1:	168 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		68389		SQUARE FE	PRIME SITE		0	8.3	1.119	R4									635,089						635,100	
101	ONE FAM		0.28		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,680						1,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	138,600	9,000	1.850	636,800	784,400		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost						Total Land:	Insp Date
Total Value per SQ unit /Card: 417.61 /Parcel: 417.61							Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	141,200	9000	1.85	620,000	770,200	770,200	Create Final value 2019	6/4/2019
2018	101	FV	141,200	9000	1.85	620,000	770,200	770,200	Year End Roll	9/28/2017
2017	101	FV	134,700	9000	1.85	613,800	757,500	757,500	Year End Roll	9/29/2016
2016	101	FV	132,100	9000	1.85	596,200	737,300	737,300	Year End Roll	1/14/2016
2015	101	FV	126,900	9000	1.85	551,900	687,800	687,800	Year End	10/2/2014
2014	101	FV	125,600	9000	1.85	514,400	649,000	649,000	Year End Roll	1/23/2014
2013	101	FV	123,000	9000	1.85	499,100	631,100	631,100	Year End Roll	10/25/2012
2012	101	FV	117,900	9000	1.85	518,200	645,100	645,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOHERTY WILLIAM	56693-40		4/4/2011	FAMILY		1	No	No		
DOHERTY WILLIAM	41463-114		11/19/2003	CONVENIENC		1	No	No		
DOHERTY, WILLIA	26952-262		12/31/1996	CONVENIENC		1	No	No		
DOHERTY, ELIZAB	13358-48		12/20/1977	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/22/1995	755-95	ROOF	900	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
3/19/1996	MEAS/EXT INS	606	
12/1/1986	INSPECTED	601	

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

