



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUGAN MICHAEL J
Owner 2:	ALPERT DEBRA
Owner 3:	
Street 1:	86 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PRUITT STEPHEN L -
Owner 2:	-
Street 1:	86 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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 Influ	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		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	386,100		1.847	560,100	946,200
Total Card		386,100	1.847	560,100	946,200
Total Parcel		386,100	1.847	560,100	946,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 369.18		/Parcel: 369.18	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	351,100	0	1.847	542,500	893,600	893,600	Create Final value 2019	6/4/2019
2018	101	FV	351,100	0	1.847	542,500	893,600	893,600	Year End Roll	9/28/2017
2017	101	FV	347,900	0	1.847	512,100	860,000	860,000	Year End Roll	9/29/2016
2016	101	FV	344,700	0	1.847	496,900	841,600	841,600	Year End Roll	1/14/2016
2015	101	FV	338,300	0	1.847	460,100	798,400	798,400	Year End	10/2/2014
2014	101	FV	325,500	0	1.847	412,100	737,600	737,600	Year End Roll	1/23/2014
2013	101	FV	319,200	0	1.847	400,100	719,300	719,300	Year End Roll	10/25/2012
2012	101	FV	330,800	0	1.85	431,000	761,800	761,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PRUITT STEPHEN	49343-240		4/25/2007		950000	No	No			
PRUITT STEPHEN	48772-514		1/3/2007	FAMILY		1	No	No		
MAURO PAUL J	18015-146		4/9/1987		260000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/25/2016	6447	ROOF	9,000	C				Strip & re-roof dw
7/2/2002	2530	MANUAL	120,500	C	6/28/2003			garage & addition

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
3/20/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

