



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	HOUSING
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .45 ACRES of land mainly classified as MUNICPL with a(n) CAPE Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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
903	MUNICPL		19602.4		SQUARE FE	PRIME SITE		0	7.	3.157	R3									433,165						433,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	182,000	2,400	0.450	433,200	617,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 320.33			/Parcel: 320.33	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	903	FV	176,600	2400	.45	419,600	598,600	598,600	Create Final value 2019	6/4/2019
2018	903	FV	176,600	2400	.45	419,600	598,600	598,600	Year End Roll	9/28/2017
2017	903	FV	173,100	2400	.45	396,000	571,500	571,500	Year End Roll	9/29/2016
2016	903	FV	173,100	2400	.45	384,300	559,800	559,800	Year End Roll	1/14/2016
2015	903	FV	165,500	2400	.45	355,800	523,700	523,700	Year End	10/2/2014
2014	903	FV	163,700	2400	.45	318,700	484,800	484,800	Year End Roll	1/23/2014
2013	903	FV	160,100	2400	.66	323,100	485,600	485,600	Year End Roll	10/25/2012
2012	903	FV	160,100	2400	.66	355,400	517,900	517,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11299-619		3/20/1967			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/2/2016	6457	ROOF	2,000	C				Re-roof around 2 d
7/14/2014	5824	ADDITION	97,000	C	10/31/2014			Interior renovatio
3/12/2012	4996	WDK	3,195	C				replace existing b
7/19/2011	4795	RENOVATI	9,250	C				replace tub & show
9/15/2003	2772	RENOVATI	50,000	C	5/29/2004			complete int renov
6/17/1996	977-96	MANUAL		C	6/5/1997			A-G POOL
9/12/1995	810-95	W/S FLUE		C	6/5/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/29/2004	MEAS+INSPCTD	615	
6/5/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

