Total Card / Total Parcel
APPRAISED: 1,712,900 / 1,712,900
USE VALUE: 1,712,900 / 1,712,900
ASSESSED: 1,712,900 / 1,712,900

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.387	1,008,200		704,700	1,712,900
Total Card	2.387	1,008,200		704,700	1,712,900
Total Parcel	2.387	1,008,200		704,700	1,712,900

Source: Market Adj Cost   Total Value per SQ unit /Card: 428.01   /Parcel: 428.01

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	
Land Unit Type:	
11/15/12	

OWNERSHIP

Unit #:

Owner 1:	NELSON TR RICHARD
Owner 2:	NELSON TR WENDELIN
Owner 3:	R NELSON TR / W NELSON TRUSTS
Street 1:	80 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-3307	Type:

PREVIOUS ASSESSMENT

Parcel ID 163 24 0

!169!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	944,300	0	2.387	712,900	1,657,200		Year End Roll	12/2/2024
2024	101	FV	938,700	0	2.387	696,500	1,635,200		Year end	11/9/2023
2023	101	FV	816,000	0	2.387	656,500	1,472,500	1,472,500	Year end	11/3/2022
2022	101	FV	716,700	0	2.387	596,500	1,313,200	1,313,200	Year End Roll	10/19/2021
2021	101	FV	670,900	0	2.387	516,500	1,187,400	1,187,400	Year End Roll	10/15/2020
2020	101	FV	596,500	0	2.387	524,500	1,121,000	1,121,000	Year End Roll	9/26/2019
2019	101	FV	419,800	0	1.886	491,500	911,300	911,300	Create Final va	6/4/2019
2018	101	FV	419,800	0	7.517	525,300	945,100	945,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:16:19

LAST REV

Date	Time
05/15/25	10:22:26

apro

PAT ACCT.   169

PREVIOUS OWNER

Owner 1:	NELSON - RICHARD
Owner 2:	NELSON - WENDELIN
Street 1:	80 TOWER ROAD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-3307

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON,RICHARD	81442-377		4/19/2023	CONVENIENC	1	No	No		
MCH 80 TOWER LL	70551-23		1/25/2018		1,300,000	No	No		
BRADLEY,CLIFFOR	68429-405		10/21/2016	CHD>SALE	400,000	No	No		
	8059-587		4/19/1953		10,000	No	No		

NARRATIVE DESCRIPTION

This parcel contains 2.387 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 2017, having primarily CLAPBOARD Exterior and 4002 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

USER DEFINED

Prior Id # 1:	105 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2025	E-25=0041	MANUAL	1,900	C				
4/18/2017	6723	SHEET MT	2,250	C				Sheet metal work f
4/14/2017	6721	RENOVATI	20,000	C				Amend permit #6648
12/12/2016	6648	NEW HOME	400,000	C	12/13/2017			Single family hous
11/29/2016	6635	DEMOLITI	20,000	C	4/11/2017			Demolish single fa
6/12/2008	3966	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2019	PERMIT VISIT	622	K Cuoco
5/4/2017	PERMIT VISIT	618	G BOURGAULT
11/15/2012	MEAS+INSPCTD	618	G BOURGAULT
11/15/2012	M&L EXTERIOR	618	G BOURGAULT
7/16/2007	MEAS+INSPCTD	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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

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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.55		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									3,850						3,900	Wetland

| Total AC/HA: | 2.38655 | Total SF/SM: | 103958 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 704,650 | Spl Credit | Total: | 704,700 |

EXTERIOR INFORMATION

Field	Value
Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - GOOD (+)
Year Blt:	2017 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 20%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Feature	Value	Rating
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	2	AVERAGE

OTHER FEATURES

Feature	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	2.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	2.5 %	

CALC SUMMARY

Field	Value
Basic $ / SQ:	158.00
Size Adj.:	0.93535680
Const Adj.:	1.00351989
Adj $ / SQ:	148.307
Other Features:	56901
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1034006
Depreciation:	25850
Depreciated Total:	1008156

COMMENTS

ACROSS FROM PUMP STATION   PATRICK CRAVEN HSE. 2/2018 See Plan 2018-44 Wetlands acreage conveyed to LLCT - now 163-24-1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 3		HB 1					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	463715.3846

Field	Value
Juris. Factor:	
Special Features:	0
Final Total:	1008200
Before Depr:	237.29
Val/Su Net:	185.16
Val/Su SzAd	311.46

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,698	148.310	251,825
FFL	1ST FLOOR	1,539	148.310	228,244
BMT	BASEMENT	1,530	55.610	85,091
GAR	GARAGE	528	38.520	20,339
WDK	WOOD DECK	96	31.130	2,989
OFP	OPEN PORCH	54	16.050	867

Net Sketched Area:	5,445	Total:	589,355
Size Ad	3237	Gross Area 5445 FinArea 4002	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 163 24 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	