



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
100		TOWER RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: CURTIS TR HEATHER		
Owner 2: HEATHER CURTIS TRUST		
Owner 3:		
Street 1: 25 LAFAYETTE DRIVE		
Street 2:		
Twn/City: SUDBURY		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01776	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.560	1,032,000	4,900	983,700	2,020,600
Total Card 2.560 1,032,000 4,900 983,700 2,020,600					
Total Parcel 2.560 1,032,000 4,900 983,700 2,020,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 386.42		/Parcel: 386.42	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	01/23/25
!170!	

**PREVIOUS OWNER**

Owner 1:	CURTIS TR - HEATHER
Owner 2:	MOHR TR - BONNIE
Street 1:	25 LAFAYETTE DRIVE
Twn/City:	SUDBURY
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01776 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,044,400	4600	2.56	955,700	2,004,700		Year End Roll	12/2/2024
2024	101	FV	1,032,300	4600	2.56	933,700	1,970,600		Year end	11/9/2023
2023	101	FV	887,300	4600	2.56	761,700	1,653,600	1,653,600	Year end	11/3/2022
2022	101	FV	750,700	4800	2.56	706,500	1,462,000	1,462,000	Year End Roll	10/19/2021
2021	101	FV	690,500	4800	2.56	661,700	1,357,000	1,357,000	Year End Roll	10/15/2020
2020	101	FV	678,500	4800	2.56	685,700	1,369,000	1,369,000	Year End Roll	9/26/2019
2019	101	FV	643,100	4800	2.56	668,100	1,316,000	1,316,000	Create Final va	6/4/2019
2018	101	FV	643,100	4800	2.56	668,100	1,316,000	1,316,000	Year End Roll	9/28/2017

Parcel ID 170 9 0

**PRINT**

Date	Time
09/26/25	14:16:24

**LAST REV**

Date	Time
02/21/25	19:23:56

**USER DEFINED**

Prior Id # 1:	105 12 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 2.56 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1971, having primarily WOOD Exterior and 5229 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS TR,HEATH	82589-50		3/21/2024	CONVENIENC		1	No	No	
MOHR,JOHN J	78693-421		9/14/2021	CONVENIENC		99	No	No	
HARRINGTON WINT	11777-134		12/19/1969		24,000		No	No	Removed Jean from bill on 11/20/12 DoD 6/7/10

**PAT ACCT.**

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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2009	4330	ROOF		C				strip & re-roof po
1/31/2000	1873	MANUAL	13,000	C	5/23/2000			dark room 5/23/00

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
8/14/2013	MEAS/EXT INS	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
5/23/2000	MEAS+INSPCTD	611	
3/20/1996	MEAS+INSPCTD	606	
12/1/1986	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 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.723		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									25,305						25,300	

