



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
104		TOWER RD, LINCOLN
OWNERSHIP		
Owner 1: SIMMERS SAMUEL		Unit #:
Owner 2:		
Owner 3:		
Street 1: 104 TOWER ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.880	485,400		959,900	1,445,300
Total Card 1.880 485,400 959,900 1,445,300					
Total Parcel 1.880 485,400 959,900 1,445,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 575.89		/Parcel: 575.89	

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

**PREVIOUS OWNER**

Owner 1: BJORK TR - ALBION P	
Owner 2: BJORK TR - ELIZABETH D	
Street 1: PO BOX 6194	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	445,600	0	1.88	931,900	1,377,500		Year End Roll	12/2/2024
2024	101	FV	440,400	0	1.88	913,300	1,353,700		Year end	11/9/2023
2023	101	FV	379,000	0	1.88	741,300	1,120,300	1,120,300	Year end	11/3/2022
2022	101	FV	321,300	0	1.88	686,100	1,007,400	1,007,400	Year End Roll	10/19/2021
2021	101	FV	295,900	0	1.88	641,300	937,200	937,200	Year End Roll	10/15/2020
2020	101	FV	290,800	0	1.88	665,300	956,100	956,100	Year End Roll	9/26/2019
2019	101	FV	288,200	0	1.88	647,700	935,900	935,900	Create Final va	6/4/2019
2018	101	FV	288,200	0	1.88	647,700	935,900	935,900	Year End Roll	9/28/2017

Parcel ID 170 10 0

!171!

**PRINT**

Date	Time
09/26/25	14:16:29

**LAST REV**

Date	Time
09/11/25	12:13:39

**USER DEFINED**

Prior Id # 1:	105 13 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 1.88 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1968, having primarily CLAPBOARD Exterior and 2510 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BJORK TR,ALBION	84486-269		8/13/2025		1,250,000	No	No		
BJORK ELIZABETH	44956-311		4/7/2005	CONVENIENC	10	No	No		
BJORK ALBION P	17679-395		12/18/1986	FAMILY		No	No		

**PAT ACCT.**

blakeley 171

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2012	5243	ROOF	6,000	C	1/24/2013			repairs to roof du

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
10/6/2011	MEAS+INSPCTD	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
5/23/1996	MEAS+INSPCTD	606	
3/20/1996	MEAS/EXT INS	606	
8/1/1987	INSPECTED	601	

Sign:

VERIFICATION OF VISIT NOT DATA

**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

**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		0.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,505						1,500	

