Map	Lot	Sublot	Building	Unit	CARD
170	11	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,625,700	/	1,625,700
USE VALUE:	1,625,700	/	1,625,700
ASSESSED:	1,625,700	/	1,625,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DE VALPINE JOHN E
Owner 2:	DE VALPINE LINDA N
Owner 3:	
Street 1:	108 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	CITY - CHRISTOPHER
Owner 2:	CITY - ELIZABETH A
Street 1:	108 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This parcel contains 2.47 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1967, having primarily WOOD Exterior and 2554 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.470	642,300	4,500	978,900	1,625,700
Total Card	2.470	642,300	4,500	978,900	1,625,700
Total Parcel	2.470	642,300	4,500	978,900	1,625,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 636.53 | /Parcel: 636.53

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 01/23/25

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170 11 0

!172!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	604,800	4200	2.47	950,900	1,559,900		Year End Roll	12/2/2024
2024	101	FV	614,800	4200	2.47	929,600	1,548,600		Year end	11/9/2023
2023	101	FV	477,800	4200	2.47	757,600	1,239,600	1,239,600	Year end	11/3/2022
2022	101	FV	413,300	4200	2.47	702,400	1,119,900	1,119,900	Year End Roll	10/19/2021
2021	101	FV	398,900	4200	2.47	657,600	1,060,700	1,060,700	Year End Roll	10/15/2020
2020	101	FV	259,400	4200	2.47	681,600	945,200	945,200	Year End Roll	9/26/2019
2019	101	FV	242,000	4200	2.47	664,000	910,200	910,200	Create Final va	6/4/2019
2018	101	FV	242,000	4200	2.47	664,000	910,200	910,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:16:34

LAST REV

Date	Time
02/21/25	19:17:16

apro

USER DEFINED

Prior Id # 1:	105 14 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CITY,CHRISTOPHE	73291-305		9/17/2019		1,265,000	No	No		
KERREBROCK JACK	53865-35		11/19/2009		775,000	No	No		
KERREBROCK BERN	50982-168		4/2/2008	FAMILY	1	No	No		
KERREBROCK, JAC	25792-412		11/3/1995	CONVENIENC		No	No		
HARRINGTON WINT	11334-605		6/19/1967		15,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2019	R-19-0168	MANUAL	4,000	C				Remove & construct
1/23/2013	5308	SOLAR PA	54,750	C				install of roof mo
12/19/2012	5281	ROOF	10,400	C				strip roof; instal

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
6/8/2020	QUESTIONNAIR	624	W Coelho
8/16/2013	MEAS+INSPCTD	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.573		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									20,055						20,100	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									420						400	Wetland

Total AC/HA:	2.46955	Total SF/SM:	107574	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	978,875	Spl Credit		Total:	978,900

EXTERIOR INFORMATION

Type:	20 - DECK HSE		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

COMMENTS

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

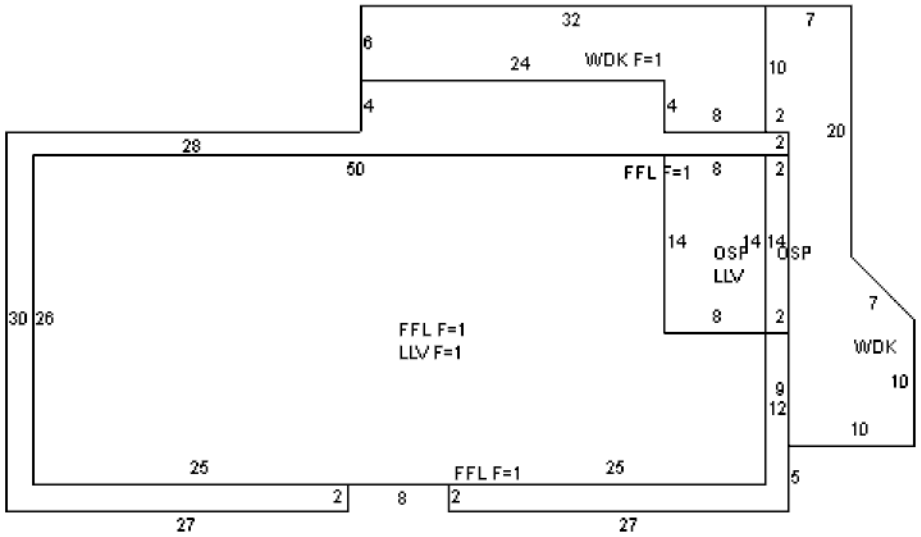
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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:	9	BRs:	6	Baths:	3	HB					

SKETCH



INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.2	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	1
Totals			
1	9	6	

CALC SUMMARY

Basic $ / SQ:	173.00
Size Adj.:	1.08333337
Const Adj.:	1.01999998
Adj $ / SQ:	191.165
Other Features:	53894
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	794973
Depreciation:	152635
Depreciated Total:	642338

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	766197.9508

Juris. Factor:		Before Depr:	229.40
Special Features:	0	Val/Su Net:	163.44
Final Total:	642300	Val/Su SzAd	356.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,800	191.170	344,097
LLV	LOWR LEVEL	1,508	167.270	252,242
WDK	WOOD DECK	482	18.410	8,874
OSP	SCRN PORCH	140	24.070	3,370

Net Sketched Area:	3,930			Total:	608,583
Size Ad	1800	Gross Area	3930	FinArea	2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

170 11 0

SPEC FEATURES/YARD ITEMS

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
6	CARPORT	D	Y	1	24X20	A	AV	1967	23.54	T	60	101			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Featues:	
Total:	4,500				