



PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		TOWER RD, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: FELT NATHAN FORREST		
Owner 2: SHIPTON LINDA KAY		
Owner 3:		
Street 1: 110 TOWER RD		
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	1.847	472,600	3,000	958,500	1,434,100
Total Card 1.847 472,600 3,000 958,500 1,434,100					
Total Parcel 1.847 472,600 3,000 958,500 1,434,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 591.72		/Parcel: 591.72	

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

Insp Date	12/11/12
!173!	

PREVIOUS OWNER

Owner 1:	LAZARIDIS SUZANNE L TRS -
Owner 2:	POWER HENRIETEE LAZARIDIS TRS -
Street 1:	110 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4403

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	444,700	0	1.847	930,500	1,375,200		Year End Roll	12/2/2024
2024	101	FV	451,800	0	1.847	912,100	1,363,900		Year end	11/9/2023
2023	101	FV	353,800	0	1.847	740,100	1,093,900	1,093,900	Year end	11/3/2022
2022	101	FV	306,800	0	1.847	684,900	991,700	991,700	Year End Roll	10/19/2021
2021	101	FV	282,900	0	1.847	640,100	923,000	923,000	Year End Roll	10/15/2020
2020	101	FV	259,100	0	1.847	664,100	923,200	923,200	Year End Roll	9/26/2019
2019	101	FV	242,400	0	1.847	646,500	888,900	888,900	Create Final va	6/4/2019
2018	101	FV	242,400	0	1.847	646,500	888,900	888,900	Year End Roll	9/28/2017

Parcel ID 170 12 0

PRINT

Date	Time
09/26/25	14:16:39

LAST REV

Date	Time
06/13/25	14:45:08

apro	173
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NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1967, having primarily WOOD Exterior and 2424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAZARIDIS SUZAN	58975-434		4/27/2012	DIVORCE/ESTA	655,000	No	No		
LAZARIDIS SUZAN	47631-206		5/19/2006	FAMILY		1	No		LAZAROS J LAZARIDIS CONF OF DEATH MID COURT D
DECK HOUSE INC.	11440-150		12/8/1967		52,100	No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2024	R-24-0220	SHED	15,000	O				Hire Reeds Ferry S
9/30/2019	R-19-0159	SOLAR PA	46,045	C	3/2/2021			Install 39 roof mo
4/17/2019	R-19-0026	ROOF	33,483	C				Remove asphalt roof
12/17/2012	5276	WOOD STO		C				
10/23/1995	843-95	ROOF		C	6/21/1996			install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2012	M&L COMPLETE	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
10/11/1987	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		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									70						100	Wetland

