

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN ALICE -
Owner 2:	WALKER ASSOCIATES -
Street 1:	30 MONUMENT SQUARE
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.416 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
905	CHARITY		61693.2		SQUARE FE	PRIME SITE		0	9.98	1.21	R3									743,591						743,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.416			743,600	743,600
Total Card	1.416			743,600	743,600
Total Parcel	1.416			743,600	743,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	1.416	722,000	722,000		Year End Roll	12/2/2024
2024	905	FV		0	1.416	707,800	707,800		Year end	11/9/2023
2023	905	FV		0	1.416	651,900	651,900	651,900	Year end	11/3/2022
2022	905	FV		0	1.416	589,400	589,400	589,400	Year End Roll	10/19/2021
2021	905	FV		0	1.416	521,600	521,600	521,600	Year End Roll	10/15/2020
2020	905	FV		0	1.416	521,600	521,600	521,600	Year End Roll	9/26/2019
2019	905	FV		0	1.416	505,200	505,200	505,200	Create Final va	6/4/2019
2018	905	FV		0	1.416	505,200	505,200	505,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN ALICE,	31162-363		2/25/2000	INVOLV CHARI	230,000	Yes	No		
	19891-176		6/21/1989			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.41628	Total SF/SM:	61693	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 3	Total:	743,591	SpI Credit:		Total:	743,600
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	105 2 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:	

!174!

PRINT  
Date Time  
09/26/25 14:16:45

LAST REV  
Date Time  
04/29/13 14:31:50

brennanp  
174

