170	29	0			1 of 2	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,184,500	/	1,291,500
USE VALUE:	1,184,500	/	1,291,500
ASSESSED:	1,184,500	/	1,291,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LIBBY CHARLES
Owner 2:	LAWRENCE LINDSEY
Owner 3:	
Street 1:	93 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RINNE - SEPPO TAPANI
Owner 2:	RINNE - JOCEYLYN WESTORT
Street 1:	93 TOWER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1917, having primarily CLAPBOARD Exterior and 2025 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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	0.870	512,200		672,300	1,184,500
Total Card	0.870	512,200		672,300	1,184,500
Total Parcel	0.870	619,200		672,300	1,291,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 584.94 | /Parcel: 534.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/04/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170 29 0

!176!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	588,900	0	.87	652,800	1,241,700		Year End Roll	12/2/2024
2024	101	FV	581,900	0	.87	640,000	1,221,900		Year end	11/9/2023
2023	101	FV	578,900	0	.87	589,500	1,168,400	1,168,400	Year end	11/3/2022
2022	101	FV	525,000	0	.87	532,900	1,057,900	1,057,900	Year End Roll	10/19/2021
2021	101	FV	474,600	0	.87	471,600	946,200	946,200	Year End Roll	10/15/2020
2020	101	FV	471,600	0	.87	471,600	943,200	943,200	Year End Roll	9/26/2019
2019	101	FV	435,800	0	.87	456,800	892,600	892,600	Create Final va	6/4/2019
2018	101	FV	418,500	0	.87	456,800	875,300	875,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:16:55

LAST REV

Date	Time
08/02/23	10:39:40
blakeley	

USER DEFINED

Prior Id # 1:	105 4 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.: 176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINNE,SEPPO TAP	81770-221		7/14/2023		1,370,000	No	No		
POTTER,RUTH F E	68169-513		10/7/2016	DIVORCE/ESTA	810,000	No	No		
DILUZIO, RUDOLP	25344-236		5/16/1995	CONVENIENC		No	No		
FINUCANE ANN M	15735-124		8/14/1984		268,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2023	R-23-0126	WINDOWS	2,500	C				Installation of wi
6/9/2021	R-21-0118	SOLAR PA	25,700	C				Install 22 roof mo
5/23/2017	6746	SHEET MT	1,000	C				Sheet metal work t
3/13/2017	6685	KITCHEN	106,000	C	1/30/2018			Remodel kitchen an
10/13/2011	4890	ROOF		C				strip & re-roof dw
12/18/2007	3847	FENCE		C				extend fence anoth
10/29/2007	3806	RENOVATI	40,000	C	5/27/2008			reno kitch,+1windo
8/3/1998	1476	ROOF	2,400	C	2/27/1999			
6/5/1996	972-96	ROOF	2,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
5/27/2008	MEAS/EXT INS	100	
7/2/2007	MEAS/EXT INS	617	D HASCHIG
2/27/1999	MEAS/EXT INS	602	
6/5/1997	MEAS/EXT INS	602	
3/20/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	
10/1/1987	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		37896.6		SQUARE FE	PRIME SITE		0	9.98	1.78	R3									672,344						672,300	

Total AC/HA:	0.86999	Total SF/SM:	37897	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	672,344	Spl Credit		Total:	672,300

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	3 - GAMBREL		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

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

COMMENTS

SEC 14 APARTMENT. 5/17 EST REAR= FENCE/DOG.

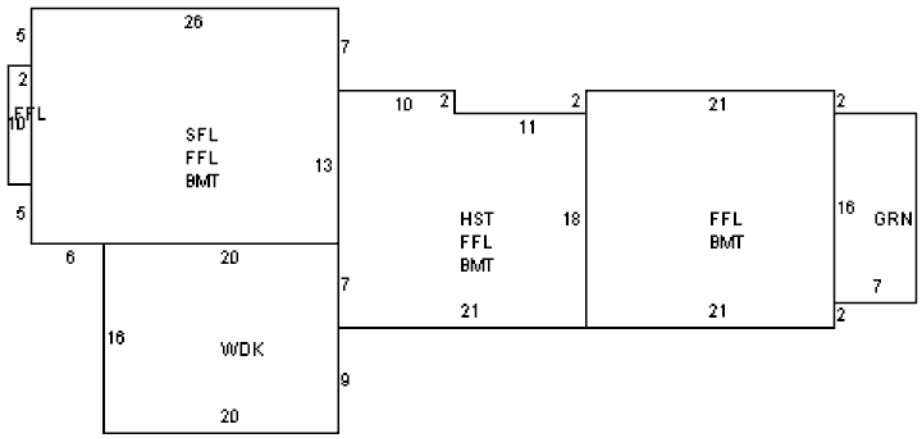
RESIDENTIAL GRID

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:	4	Baths:	1	HB	

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOO	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:		0.0	%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	1.04629636
Const Adj.:	1.01999998
Adj $ / SQ:	137.672
Other Features:	85802
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678374
Depreciation:	166202
Depreciated Total:	512172

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	378137.2611

Juris. Factor:		Before Depr:	220.27
Special Features:	0	Val/Su Net:	134.97
Final Total:	512200	Val/Su SzAd	252.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,358	137.670	186,958
BMT	BASEMENT	1,338	34.420	46,051
SFL	2ND FLOOR	468	137.670	64,430
WDK	WOOD DECK	320	20.010	6,404
HST	HALF STORY	199	137.670	27,397
GRN	GRN	112	61.980	6,941

Net Sketched Area:	3,795			Total:	338,181
Size Ad	2025	Gross Area	4046	FinArea	2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

170 29 0

IMAGE

AssessPro Patriot Properties, Inc