



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BAZIN TR MARK
Owner 2:	LACHEY TR JENNIFER L
Owner 3:	BAZIN/LACHEY 2021 RECOVERABLE TR
Street 1:	35 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BAZIN - MARK
Owner 2:	LACHEY - JENNIFER L
Street 1:	99 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3304

**NARRATIVE DESCRIPTION**

This parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1935, having primarily WOOD SHING Exterior and 2304 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 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

**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		50094		SQUARE FE	PRIME SITE		0	9.98	1.42	R3									708,862						708,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.150	444,700	1,900	708,900	1,155,500	
Total Card		1.150	444,700	1,900	708,900	1,155,500
Total Parcel		1.150	444,700	1,900	708,900	1,155,500
Source:		Market Adj Cost		Total Value per SQ unit /Card: 501.58 /Parcel: 501.58		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	396,900	1800	1.15	688,300	1,087,000		Year End Roll	12/2/2024
2024	101	FV	390,200	1800	1.15	674,800	1,066,800		Year end	11/9/2023
2023	101	FV	388,000	1800	1.15	621,500	1,011,300	1,011,300	Year end	11/3/2022
2022	101	FV	337,600	1800	1.15	561,800	901,200	901,200	Year End Roll	10/19/2021
2021	101	FV	327,000	1800	1.15	497,200	826,000	826,000	Year End Roll	10/15/2020
2020	101	FV	308,600	1800	1.15	497,200	807,600	807,600	Year End Roll	9/26/2019
2019	101	FV	310,700	1800	1.15	481,600	794,100	794,100	Create Final va	6/4/2019
2018	101	FV	310,700	1800	1.15	481,600	794,100	794,100	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAZIN,MARK	77018-549		2/22/2021	CONVENIENC		1	No	No	
SAKOWICH,STEPHE	68222-57		10/17/2016		818,750	No	No		
SAKOWICH STEPHE	23648-254		9/14/1993	FAMILY		No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/1993	354	ADDITION	170,000	C	8/30/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
8/14/2013	MEAS/EXT INS	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
12/29/1993	PERMIT VISIT	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

