

170

26

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

976,300 /

976,300 /

976,300 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

976,300 /

976,300 /

ASSESSED:

976,300 /

976,300 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOUSA PROPERTIES INC
Owner 2:	
Owner 3:	
Street 1:	12 BRIGHAM STREET
Street 2:	
Twn/City:	HUDSON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01749 Type:

PREVIOUS OWNER

Owner 1:	SOUSA PROPERTIES INC -
Owner 2:	-
Street 1:	12 BRIGHAM STREET
Twn/City:	HUDSON
St/Prov:	MA Cntry
Postal:	01749

NARRATIVE DESCRIPTION

This parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1920, having primarily ASBESTOS Exterior and 1970 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,705						5,700	
101	ONE FAM		0.8		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									5,600						5,600	Wetland

Total AC/HA:	2.79955	Total SF/SM:	121948	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	809,705	SpI Credit	Total:	809,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.800	166,600		809,700	976,300
Total Card 2.800 166,600 809,700 976,300					
Total Parcel 2.800 166,600 809,700 976,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		495.58	/Parcel: 495.58

Legal Description
z142
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
01/23/25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	157,400	3800	2.8	786,500	947,700		Year End Roll	12/2/2024
2024	101	FV	151,700	3800	2.8	769,700	925,200		Year end	11/9/2023
2023	101	FV	150,600	3800	2.8	709,700	864,100	864,100	Year end	11/3/2022
2022	101	FV	116,800	4000	2.8	642,500	763,300	763,300	Year End Roll	10/19/2021
2021	101	FV	109,000	4000	2.8	569,700	682,700	682,700	Year End Roll	10/15/2020
2020	101	FV	108,100	4000	2.8	569,700	681,800	681,800	Year End Roll	9/26/2019
2019	101	FV	102,300	4000	2.8	552,100	658,400	658,400	Create Final va	6/4/2019
2018	101	FV	102,300	4000	2.8	552,100	658,400	658,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA PROPERTIE	66113-524		9/23/2015	CONVENIENC	100	No	No		
SOUSA PROPERTIE	65171-36		4/6/2015	CONVENIENC	100	No	No		
HARNEY,JOHN C	65097-97		3/23/2015		610,000	No	No		
HARNEY PATRICIA	59119-379		5/18/2012	FAMILY		No	No		
DEAN LORRAINE C	33020-187		6/8/2001	CONVENIENC	99	No	No		
	7462-462		8/19/1949		8,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2015	6033	RENOVATI	7,500	C				Interior demo only

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
3/10/2016	PERMIT VISIT	618	G BOURGAULT
3/24/2014	MEAS/EXT INS	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



USER DEFINED

Prior Id # 1:	105 7 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:	

PRINT

Date	Time
09/26/25	14:17:20

LAST REV

Date	Time
02/18/25	11:44:44

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