



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCGURK SIAN
Owner 2:	MCGURK PHILIP
Owner 3:	
Street 1:	22 SQUIRREL HILL ROAD
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	LYONS - SHAWN
Owner 2:	-
Street 1:	105 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This parcel contains 1.917 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1954, having primarily WOOD Exterior and 2556 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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	
132	UNDEV		0.08		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									560						600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.080			600	600	
101	1.837	661,600	13,500	798,400	1,473,500	
Total Card		1.917	661,600	13,500	799,000	1,474,100
Total Parcel		1.917	661,600	13,500	799,000	1,474,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		576.83	/Parcel: 576.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	611,900	12600	1.917	775,800	1,400,300		Year End Roll	12/2/2024
2024	101	FV	605,600	12600	1.917	760,500	1,378,700		Year end	11/9/2023
2023	101	FV	529,900	12600	1.917	700,500	1,243,000	1,243,000	Year end	11/3/2022
2022	101	FV	481,500	16200	1.917	633,300	1,131,000	1,131,000	Year End Roll	10/19/2021
2021	101	FV	448,500	16200	1.917	560,500	1,025,200	1,025,200	Year End Roll	10/15/2020
2020	101	FV	420,700	16200	1.917	560,500	997,400	997,400	Year End Roll	9/26/2019
2019	101	FV	399,100	16200	1.917	542,900	958,200	958,200	Create Final va	6/4/2019
2018	101	FV	399,100	16200	1.917	542,900	958,200	958,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS,SHAWN	83084-412		8/1/2024		1,750,000	No	No		
LEWIN,EMANUEL G	71435-308		8/6/2018		1,150,000	No	No		
KELLER JOHN F,	43488-591		8/10/2004		975,000	No	No		
BEHNKE, JAMES +	23425-462		7/15/1993		480,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2025	R-25-139	ADDITION	678,934	O				
1/6/2025	MEC-25-000	MECHANIC	6,000	C				Install ductless m
12/30/2024	MEC-25-000	MANUAL	6,000	C				
3/20/2023	R-23-0061	SOLAR PA	50,591	C				Install roof mount
2/6/2023	R-23-0021	SOLAR PA	30,794	C				Install roof mount
2/25/2020	R-20-0034	BATH	210,000	C	6/24/2021			Master bathroom &
4/5/2019	R-19-0023	RENOVATI	400,000	C	3/25/2020			Remodel kitchen, m
7/31/2000	2031	WDK	18,000	C	6/20/2001			
4/23/1999	1702	RENOVATI	35,000	C	5/23/2000			bathroom 5/23/00

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/10/2005	MEAS+INSPECTD	600	
6/20/2001	MEAS/EXT INS	613	
5/23/2000	MEAS+INSPECTD	611	
6/30/1999	MEAS/EXT INS	602	
5/11/1996	MEAS+INSPECTD	606	
7/11/1995	MEAS/EXT INS	600	
6/20/1994	FIELDREV CHG	600	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

