



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAHAJAN SATAYAN
Owner 2:	
Owner 3:	
Street 1:	111 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ST CLAIR - FORREST
Owner 2:	ANAGNOSTAKIS - KATHRYN
Street 1:	61 MUSKETAQUID ROAD
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2008, having primarily WOOD SHING Exterior and 6138 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 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

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	11.98	1.00	R4									958,400					958,400		
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									44,205					44,200		
101	ONE FAM		1.1		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									7,700					7,700	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.200	1,407,600	400	1,010,300	2,418,300
Total Card 4.200 1,407,600 400 1,010,300 2,418,300					
Total Parcel 4.200 1,407,600 400 1,010,300 2,418,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 393.96		/Parcel: 393.96	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,363,200	400	4.2	982,300	2,345,900		Year End Roll	12/2/2024
2024	101	FV	1,289,000	400	4.2	956,500	2,245,900		Year end	11/9/2023
2023	101	FV	1,289,000	400	4.2	784,500	2,073,900	2,073,900	Year end	11/3/2022
2022	101	FV	1,161,300	500	4.2	729,300	1,891,100	1,891,100	Year End Roll	10/19/2021
2021	101	FV	1,241,800	500	4.2	684,500	1,926,800	1,926,800	Year End Roll	10/15/2020
2020	101	FV	1,242,200	500	4.2	708,500	1,951,200	1,951,200	Year End Roll	9/26/2019
2019	101	FV	1,170,700	0	4.2	690,900	1,861,600	1,861,600	Create Final va	6/4/2019
2018	101	FV	1,170,700	0	4.2	690,900	1,861,600	1,861,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ST CLAIR, FORRES	78215-85		7/9/2021		2,175,000	No	No		
TRIPP CYNTHIA,	34788-593		2/8/2002		830,000	No	No		
CHAPIN MARGARET	22805-166		1/6/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2007	3774	NEW HOME	1,000,000	C	4/28/2009			
9/14/2007	3770	DEMOLITI		C	5/27/2008			demo existing hous

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/27/2008	MEAS+INSPCTD	100	
12/13/2003	MEAS+INSPCTD	615	
3/20/1996	MEAS+INSPCTD	606	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

