

180

7

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card / Total Parcel

981,300 / 981,300

USE VALUE:

981,300 / 981,300

ASSESSed:

981,300 / 981,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMO TR FLORENCE J
Owner 2:	FLORENCE J COMO TRUST
Owner 3:	
Street 1:	134 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	COMO - FLORENCE J
Owner 2:	-
Street 1:	134 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1952, having primarily CLAPBOARD Exterior and 1998 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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	B	CESSPL
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		43560		SQUARE FE	PRIME SITE		0	9.98	1.59	R3									689,297						689,300	

Total AC/HA:	1.00000	Total SF/SM:	43560	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	689,297	SpI Credit	Total:	689,300
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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	1.000	291,500	500	689,300	981,300
Total Card 1.000 291,500 500 689,300 981,300					
Total Parcel 1.000 291,500 500 689,300 981,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		491.26	/Parcel: 491.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	273,200	400	1.	669,300	942,900		Year End Roll	12/2/2024
2024	101	FV	271,600	400	1.	656,100	928,100		Year end	11/9/2023
2023	101	FV	236,600	400	1.	604,300	841,300	841,300	Year end	11/3/2022
2022	101	FV	213,400	400	1.	546,300	760,100	760,100	Year End Roll	10/19/2021
2021	101	FV	200,000	400	1.	483,500	683,900	683,900	Year End Roll	10/15/2020
2020	101	FV	178,200	400	1.	483,500	662,100	662,100	Year End Roll	9/26/2019
2019	101	FV	173,200	400	1.	468,300	641,900	641,900	Create Final va	6/4/2019
2018	101	FV	173,200	400	1.	468,300	641,900	641,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMO,FLORENCE J	81930-529		8/25/2023	CONVENIENC		1	No	No	
YAVNE RAPHAEL	13069-552		10/5/1976		71,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
5/9/1996	MEAS+INSPCTD	606	
3/20/1996	MEAS/EXT INS	606	
8/24/1995	ABATE-INSPEC	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	112 13 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 14:30:43
LAST REV
Date Time
01/28/25 08:39:52
apro
330

Parcel ID 180 7 0

!330!

