



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURSAW TR CHRISTOPHER O
Owner 2:	BURSAW TR MARIA TATIS
Owner 3:	C/M BURSAW REVOC TRUSTS
Street 1:	136 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	BURSAW - CHRISTOPHER O
Owner 2:	BURSAW - MARIA TATIS
Street 1:	136 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1952, having primarily WOOD Exterior and 3397 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		41382		SQUARE FE	PRIME SITE		0	9.98	1.65	R3									682,780						682,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	815,600		682,800	1,498,400
Total Card		0.950	815,600	682,800	1,498,400
Total Parcel		0.950	815,600	682,800	1,498,400
Source:		Market Adj Cost		Total Value per SQ unit /Card:	441.12
				/Parcel:	441.12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	766,500	0	.95	662,900	1,429,400		Year End Roll	12/2/2024
2024	101	FV	762,000	0	.95	649,900	1,411,900		Year end	11/9/2023
2023	101	FV	664,600	0	.95	598,600	1,263,200	1,263,200	Year end	11/3/2022
2022	101	FV	581,200	0	.95	541,200	1,122,400	1,122,400	Year End Roll	10/19/2021
2021	101	FV	545,000	0	.95	478,900	1,023,900	1,023,900	Year End Roll	10/15/2020
2020	101	FV	486,200	0	.95	478,900	965,100	965,100	Year End Roll	9/26/2019
2019	101	FV	451,900	0	.95	463,900	915,800	915,800	Create Final va	6/4/2019
2018	101	FV	451,900	0	.95	463,900	915,800	915,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURSAW,CHRISTOP	74047-102		1/28/2020	FAMILY	10	No	No		
LEVY DAVID S,	35151-47		3/28/2002		800,000	No	No		
PRITCHETT JOHN	26214-558		4/10/1996		585,000	No	No		
HOVERSTEN, BARB	24543-36		5/17/1994		470,000	No	No		
ALGEO, LEO	20050-510		9/1/1989		330,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2022	R-22-0012	MANUAL	2,000	C	2/14/2022			Weatherization & a
8/27/2013	5530	RENOVATI	90,000	C	5/14/2014			remodel existing k
7/3/2008	3986	RENOVATI	20,000	C	5/28/2009			new wind,flooring
12/5/2000	2144	MANUAL	9,000	C	6/8/2001			replace porch
5/1/1995	698-95	MANUAL	27,000	C	7/28/1995			FAMILYRM
1/30/1995	663-95	MANUAL	18,000	C	7/28/1995			FAMILY RM

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2014	MEAS/EXT INS	25	D ERSKINE
5/28/2009	MEAS+INSPCTD	25	D ERSKINE
12/16/2003	MEAS+INSPCTD	615	
6/8/2001	MEAS+INSPCTD	613	
3/22/1996	MEAS+INSPCTD	606	
7/28/1995	INSPECTED	600	
12/5/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

