

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised:

967,200 /

967,200

USE VALUE:

967,200 /

967,200

ASSESSed:

967,200 /

967,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JADE JOSHUA
Owner 2:	MOSES MELISSA BOOTH
Owner 3:	
Street 1:	139 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	JADE - JOSHUA
Owner 2:	-
Street 1:	139 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1954, having primarily WOOD SHING Exterior and 2481 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		41817		SQUARE FE	PRIME SITE		0	9.98	1.64	R3									684,081						684,100	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	684,081	SpI Credit	Total:	684,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	283,100		684,100	967,200
Total Card	0.960	283,100		684,100	967,200
Total Parcel	0.960	283,100		684,100	967,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	389.84	/Parcel:	389.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	267,200	0	.96	664,200	931,400		Year End Roll	12/2/2024
2024	101	FV	255,200	0	.96	651,200	906,400		Year end	11/9/2023
2023	101	FV	235,300	0	.96	599,800	835,100	835,100	Year end	11/3/2022
2022	101	FV	211,000	0	.96	542,200	753,200	753,200	Year End Roll	10/19/2021
2021	101	FV	195,000	0	.96	479,800	674,800	674,800	Year End Roll	10/15/2020
2020	101	FV	193,400	0	.96	479,800	673,200	673,200	Year End Roll	9/26/2019
2019	101	FV	177,500	0	.96	464,700	642,200	642,200	Create Final va	6/4/2019
2018	101	FV	177,500	0	.96	464,700	642,200	642,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JADE,JOSHUA	75740-191		9/29/2020	CONVENIENC		1	No	No	
KUONG,SHARON J	63480-320		4/11/2014		631,000	No	No		
Cunningham,Case	61303-148		2/28/2013		585,888	No	No		
CUNNINGHAM RUTH	44807-494		3/15/2005		600,000	No	No		
	8252-137		5/19/1954			No	No		

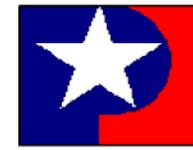
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2014	5713	RENOVATI	182,000	C	5/18/2015			Remodel bedroom, b
8/16/1999	1776	ROOF		C	5/15/2000			5/15/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
3/20/2014	SALES INSP	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
12/1/2005	MEAS/EXT INS	615	
5/15/2000	MEAS/EXT INS	611	
3/22/1996	MEAS+INSPCTD	606	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	112 17 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:	

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

Parcel ID	180 22 0
Insp Date	10/06/11
PRINT	
Date	09/26/25
Time	14:31:04
LAST REV	
Date	10/07/20
Time	15:12:41
blakeley	
334	

