

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROW RONALD V
Owner 2:	ROW JANE E
Owner 3:	
Street 1:	145 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.977 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1771, having primarily WOOD SHING Exterior and 2612 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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	
101	ONE FAM		0.14		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									980						1,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.977	357,500	51,100	799,400	1,208,000
Total Card 1.977 357,500 51,100 799,400 1,208,000					
Total Parcel 1.977 357,500 51,100 799,400 1,208,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 462.48		/Parcel: 462.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	331,300	47800	1.977	776,200	1,155,300		Year End Roll	12/2/2024
2024	101	FV	324,900	47800	1.977	760,800	1,133,500		Year end	11/9/2023
2023	101	FV	269,100	47800	1.977	700,800	1,017,700	1,017,700	Year end	11/3/2022
2022	101	FV	231,800	47800	1.977	633,600	913,200	913,200	Year End Roll	10/19/2021
2021	101	FV	247,200	47800	1.977	560,800	855,800	855,800	Year End Roll	10/15/2020
2020	101	FV	251,600	47800	1.977	560,800	860,200	860,200	Year End Roll	9/26/2019
2019	101	FV	244,900	47800	1.977	543,200	835,900	835,900	Create Final va	6/4/2019
2018	101	FV	244,900	47800	1.977	543,200	835,900	835,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9261-405		10/19/1958		29,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2012	5056	TEMPORAR	7,500	C				strip & re-roof ho
7/6/2010	4507	MANUAL	1,225	C				replace an existin
3/17/2010	4402	WINDOWS	11,000	C				replace 12 win on
9/7/2007	3760	ROOF		C				strip & re-roof
9/23/2004	3041	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
2/8/2012	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
5/6/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	
12/11/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	112 18 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:	

