



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLYNN TR LAURA C
Owner 2:	115 TOWER ROAD REALTY TRUST
Owner 3:	
Street 1:	115 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	GLYNN - LAURA C
Owner 2:	-
Street 1:	115 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This parcel contains 3.87 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1984, having primarily CLAPBOARD Exterior and 5249 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		1.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									36,155						36,200	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									7,000						7,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.870	1,560,100	700	1,001,600	2,562,400
Total Card 3.870 1,560,100 700 1,001,600 2,562,400					
Total Parcel 3.870 1,560,100 700 1,001,600 2,562,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		488.17 /Parcel: 488.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,473,100	600	3.87	973,600	2,447,300		Year End Roll	12/2/2024
2024	101	FV	1,421,300	600	3.87	949,000	2,370,900		Year end	11/9/2023
2023	101	FV	1,231,600	600	3.87	777,000	2,009,200	2,009,200	Year end	11/3/2022
2022	101	FV	1,049,100	900	3.87	721,800	1,771,800	1,771,800	Year End Roll	10/19/2021
2021	101	FV	1,019,200	900	3.87	677,000	1,697,100	1,697,100	Year End Roll	10/15/2020
2020	101	FV	1,050,500	900	3.87	701,000	1,752,400	1,752,400	Year End Roll	9/26/2019
2019	101	FV	1,065,600	900	3.87	683,400	1,749,900	1,749,900	Create Final va	6/4/2019
2018	101	FV	1,069,900	900	3.87	683,400	1,754,200	1,754,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLYNN,LAURA C	80078-478		5/4/2022	CONVENIENC		1	No	No	
SPIRO ALAN M,	50574-203		1/9/2008	FAMILY	550,000	No	No		
BLUMENTHAL ARTH	23640-361		9/10/1993		723,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2021	R-21-0031	WINDOWS	100,000	C	9/22/2021			Replace windows on
7/22/2020	R-20-0115	MANUAL	20,000	C	9/22/2021			Extend rafters to
3/26/2018	7014	WINDOWS	2,364	C				Replace one window
6/5/2001	2254	MANUAL	40,000	C	6/1/2002			new front entrance
8/26/1993	330	WDK	5,000	C	1/8/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	
5/18/1996	MEAS+INSPCTD	606	
3/20/1996	MEAS/EXT INS	606	
6/20/1994	FIELDREV CHG	600	
1/8/1994	PERMIT VISIT	600	
12/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

