Map	Lot	Sublot	Building	Unit	CARD
170	19	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,865,000	/	1,865,000
USE VALUE:	1,865,000	/	1,865,000
ASSESSED:	1,865,000	/	1,865,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SEARS CHAD RANDAL
Owner 2:	MCMENNAMIN THOMAS JOHN
Owner 3:	
Street 1:	121 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TRINITY GROUP LLC -
Owner 2:	-
Street 1:	159-1 PROSPECT STREET
Twn/City:	ACTON
St/Prov:	MA Cntry
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 3.85 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2015, having primarily COMP CLAP Exterior and 4784 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.850	1,015,500	9,200	840,300	1,865,000
Total Card	3.850	1,015,500	9,200	840,300	1,865,000
Total Parcel	3.850	1,015,500	9,200	840,300	1,865,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.88 | /Parcel: 389.88

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	08/16/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170 19 0

!339!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	961,700	8600	3.85	817,100	1,787,400		Year End Roll	12/2/2024
2024	101	FV	949,100	8600	3.85	795,900	1,753,600		Year end	11/9/2023
2023	101	FV	942,700	8600	3.85	735,900	1,687,200	1,687,200	Year end	11/3/2022
2022	101	FV	859,100	0	3.85	668,700	1,527,800	1,527,800	Year End Roll	10/19/2021
2021	101	FV	807,600	0	3.85	595,900	1,403,500	1,403,500	Year End Roll	10/15/2020
2020	101	FV	801,200	0	3.85	595,900	1,397,100	1,397,100	Year End Roll	9/26/2019
2019	101	FV	729,200	0	3.85	578,300	1,307,500	1,307,500	Create Final va	6/4/2019
2018	101	FV	729,200	0	3.85	578,300	1,307,500	1,307,500	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	14:31:30

LAST REV	
Date	Time
05/15/25	10:21:11
apro	

USER DEFINED

Prior Id # 1:	112 4 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 339

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRINITY GROUP L	66677-193		1/15/2016		1,500,000	No	No		
WALTER WOOD, ES	63825-462		6/27/2014	DIVORCE/ESTA	465,000	No	No		
	8401-49		1/19/1955			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2025	E-25-0040	MANUAL	5,050	C				
7/1/2021	R-21-0155	GREENHOU	9,000	C	7/28/2021			Construct 10`x15`
9/29/2014	5927	MANUAL	23,200	C				Sheet metal work t
9/2/2014	5881	RENOVATI	15,000	C	11/13/2015			Amend permit #5754
5/22/2014	5754	NEW HOME	450,000	C	3/10/2016			Construct new sing
4/10/2014	5708	DEMOLITI	10,000	C	5/18/2015			Demolish single fa

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2022	QUESTIONNAIR	625	J Frank
3/10/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	
4/15/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.993		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									34,755						34,800	
101	ONE FAM		1.02		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									7,140						7,100	Wetland

Total AC/HA:	3.84955	Total SF/SM:	167686	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	840,295	Spl Credit		Total:	840,300

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	20 - COMP CLAP
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

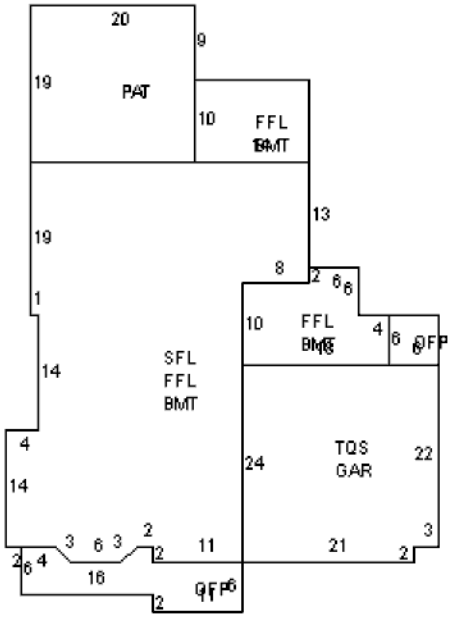
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 3				HB 1		

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	VG - Very Good	1.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		1.8 %

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.91856301
Const Adj.:	1.01999998
Adj $ / SQ:	120.865
Other Features:	96424
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1034064
Depreciation:	18613
Depreciated Total:	1015450

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 720067.0658

Juris. Factor:		Before Depr:	193.38
Special Features:	0	Val/Su Net:	158.28
Final Total:	1015500	Val/Su SzAd	285.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,724	51.670	89,078
FFL	1ST FLOOR	1,724	120.860	208,370
SFL	2ND FLOOR	1,408	120.860	170,177
GAR	GARAGE	570	38.520	21,956
TQS	3/4 STORY	428	120.860	51,670
PAT	PATIO	380	14.980	5,692
OFP	OPEN PORCH	182	16.050	2,921
Net Sketched Area:		6,416	Total:	549,864
Size Ad	3559.5	Gross Area	6558	FinArea 4784

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	71	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 170 19 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
25	GRNHSE-G	D	Y	1	150	A	GD	2021	61.93	T	1	101			9,200			9,200

More: N	Total Yard Items:	9,200	Total Special Featues:		Total: 9,200