



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOUNT WAYNE D
Owner 2:	
Owner 3:	
Street 1:	123 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	MOUNT - WAYNE D
Owner 2:	MOUNT - CLAIRE L
Street 1:	123 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This parcel contains 4. ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1885, having primarily CLAPBOARD Exterior and 2278 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.723		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									25,305						25,300	
101	ONE FAM		1.44		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									10,080						10,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.000	311,300		833,800	1,145,100
Total Card 4.000 311,300 833,800 1,145,100					
Total Parcel 4.000 311,300 833,800 1,145,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 502.72		/Parcel: 502.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	273,300	0	4.	810,600	1,083,900		Year End Roll	12/2/2024
2024	101	FV	268,100	0	4.	790,300	1,058,400		Year end	11/9/2023
2023	101	FV	266,300	0	4.	730,300	996,600	996,600	Year end	11/3/2022
2022	101	FV	237,800	0	4.	663,100	900,900	900,900	Year End Roll	10/19/2021
2021	101	FV	216,500	0	4.	590,300	806,800	806,800	Year End Roll	10/15/2020
2020	101	FV	202,300	0	4.	590,300	792,600	792,600	Year End Roll	9/26/2019
2019	101	FV	205,900	0	4.	572,700	778,600	778,600	Create Final va	6/4/2019
2018	101	FV	205,900	0	4.	572,700	778,600	778,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOUNT,WAYNE D	61468-182		3/26/2013	FAMILY		1	No	No	
	9497-273		11/19/1959		24,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2010	4403	RENOVATI	11,676	C	7/21/2010			replace 2 win with
9/29/2005	3282	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
11/24/2008	MEAS/EXT INS	25	D ERSKINE
2/11/2004	MEAS+INSPCTD	600	
5/23/1996	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

