



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	JOHNSON EDWARD A
Owner 2:	JOHNSON MARTHA E
Owner 3:	
Street 1:	127 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 4.14 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily VINYL Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bd rms.

**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		0.603		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									21,105						21,100	
101	ONE FAM		1.7		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									11,900						11,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.140	276,900	3,600	831,400	1,111,900
<b>Total Card</b> 4.140 276,900 3,600 831,400 1,111,900					
<b>Total Parcel</b> 4.140 276,900 3,600 831,400 1,111,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 562.70		/Parcel: 562.70	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	261,200	3400	4.14	808,200	1,072,800		Year End Roll	12/2/2024
2024	101	FV	254,400	3400	4.14	788,300	1,046,100		Year end	11/9/2023
2023	101	FV	232,100	3400	4.14	728,300	963,800	963,800	Year end	11/3/2022
2022	101	FV	202,400	3400	4.14	661,100	866,900	866,900	Year End Roll	10/19/2021
2021	101	FV	184,600	3400	4.14	588,300	776,300	776,300	Year End Roll	10/15/2020
2020	101	FV	182,800	3400	4.14	588,300	774,500	774,500	Year End Roll	9/26/2019
2019	101	FV	165,000	3400	4.14	570,700	739,100	739,100	Create Final va	6/4/2019
2018	101	FV	165,000	3400	4.14	570,700	739,100	739,100	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON, CARL	25385-432		6/2/1995	CHD>SALE	365,000	No	No		
	9751-92		1/19/1961		23,500	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2011	4755	ROOF		C				strip and re-roof
10/22/2009	4311	ROOF		C				strip & re-roof dw
10/24/2007	3797	MANUAL	3,000	C				install skylight i
6/4/1996	970-96	WDK	4,000	C	6/5/1997			
6/7/1995	735-95	RENOVATI	45,000	C	6/21/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
6/5/1997	MEAS/EXT INS	602	
5/7/1996	MEAS+INSPCTD	606	
3/20/1996	MEAS/EXT INS	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

