



PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		TOWER RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: HICKS TR ROBERT C		
Owner 2: HICKS TR SARAH DRABING		
Owner 3: HICKS FAMILY 2013 REVOCABLE TR		
Street 1: 129 TOWER RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	Own Occ: Y
Postal: 01773-4402		Type: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.197	110,900	600	800,900	912,400
Total Card 2.197 110,900 600 800,900 912,400					
Total Parcel 2.197 110,900 600 800,900 912,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 561.82		/Parcel: 561.82	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS OWNER

Owner 1: Hicks - Robert C		
Owner 2: Hicks - Sarah D		
Street 1: 129 Tower Rd		
Twn/City: Lincoln		
St/Prov: MA	Cntry: _____	
Postal: 01773-4402		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	93,000	500	2.197	777,700	871,200		Year End Roll	12/2/2024
2024	101	FV	89,200	500	2.197	762,200	851,900		Year end	11/9/2023
2023	101	FV	88,700	500	2.197	702,200	791,400	791,400	Year end	11/3/2022
2022	101	FV	79,700	900	2.197	635,000	715,600	715,600	Year End Roll	10/19/2021
2021	101	FV	72,900	900	2.197	562,200	636,000	636,000	Year End Roll	10/15/2020
2020	101	FV	68,300	900	2.197	562,200	631,400	631,400	Year End Roll	9/26/2019
2019	101	FV	69,500	900	2.197	544,600	615,000	615,000	Create Final va	6/4/2019
2018	101	FV	69,500	900	2.197	544,600	615,000	615,000	Year End Roll	9/28/2017

Parcel ID 180 25 0

!342!

PRINT

Date	Time
09/26/25	14:31:46

LAST REV

Date	Time
05/29/25	11:15:36

apro 342

NARRATIVE DESCRIPTION

This parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1929, having primarily WOOD SHING Exterior and 1624 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Hicks,Robert C	61192-378		2/13/2013	FAMILY	100	No	No		
MACLEOD JAMES	13982-488		6/5/1980		55,500	No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2024	R-24-0124	SOLAR PA	9,571	C				Rooftop install of
6/10/2024	E-24-0118	MANUAL	1,914	C				
10/13/2023	R-23-0250	ROOF	1,697	C				Remove 1 sf of exi
10/13/2015	6248	ROOF	7,200	C				Strip and re-roof
9/29/2006	3529	ADDITION	116,000	C	5/17/2007			+ to front of hous
12/1/2003	2828	W/S FLUE		C				
9/16/1998	1527	ROOF		C	3/6/1999			
8/25/1998	1503	RENOVATI	15,000	C	3/6/1999			dormer, ren bath
5/28/1998	1432	WDK-EFP	15,000	C	3/6/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
5/17/2007	MEAS+INSPCTD	100	
2/10/2004	MEAS+INSPCTD	600	
3/6/1999	MEAS+INSPCTD	602	
3/22/1996	MEAS+INSPCTD	606	
12/11/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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		0.36		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,520						2,500	Wetland

