

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHWARZER JULIANNE
Owner 2:	SCHWARZER ALEXANDER
Owner 3:	
Street 1:	151 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BUSTO - CURTIS
Owner 2:	GREEN - BROOKE
Street 1:	151 TOWER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.055 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1982, having primarily CLAPBOARD Exterior and 2251 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		43778		SQUARE FE	PRIME SITE		0	9.98	1.58	R3									689,951						690,000	
132	UNDEV		0.0502		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,757						1,800	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.050			1,800	1,800
101	1.005	783,400		690,000	1,473,400
Total Card		1.055	783,400	691,800	1,475,200
Total Parcel		1.055	783,400	691,800	1,475,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 655.35		/Parcel: 655.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	711,700	0	1.055	671,700	1,383,400		Year End Roll	12/2/2024
2024	101	FV	704,000	0	1.055	658,300	1,362,300		Year end	11/9/2023
2023	101	FV	612,300	0	1.055	606,400	1,218,700	1,218,700	Year end	11/3/2022
2022	101	FV	535,300	0	1.055	548,300	1,083,600	1,083,600	Year End Roll	10/19/2021
2021	101	FV	480,100	0	1.055	485,400	965,500	965,500	Year End Roll	10/15/2020
2020	101	FV	472,400	0	1.055	485,400	957,800	957,800	Year End Roll	9/26/2019
2019	101	FV	448,000	0	1.055	470,200	918,200	918,200	Create Final va	6/4/2019
2018	101	FV	448,000	0	1.055	470,200	918,200	918,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUSTO,CURTIS	72886-479		7/8/2019		1,040,000	No	No		
Holberton,Phili	59862-379		8/28/2012		795,000	No	No		
JOHN A. QUELCH	19154-454		6/29/1988		565,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2022	R-22-0031	MANUAL	8,000	C				Weatherization & a
7/26/2021	R-21-0173	RENOVATI	45,720	O	7/27/2022			Renovate master &
6/13/2019	W-19-0001	WOOD STO	2,000	C				Install wood burni
8/3/2017	6817	KITCHEN	35,000	C	10/29/2018			Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/17/2007	MEAS/EXT INS	100	
7/1/2006	MEAS/EXT INS	615	
5/14/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119 13 31
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:	

PRINT

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

LAST REV

Date	Time
06/13/25	10:57:59

apro	497
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