

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	UCHIDA NAOSHIGE
Owner 2:	UCHIDA MITSUKO
Owner 3:	
Street 1:	153 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	HALSTEAD - RODD M
Owner 2:	CASARELLA - JUDITH A
Street 1:	153 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This parcel contains 1.353 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1984, having primarily CLAPBOARD Exterior and 3860 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

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		56743		SQUARE FE	PRIME SITE		0	9.98	1.29	R3									728,771						728,800	
101	ONE FAM		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
101	1.353	955,900	600	730,600	1,687,100
Total Card 1.353 955,900 600 730,600 1,687,100					
Total Parcel 1.353 955,900 600 730,600 1,687,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 437.07		/Parcel: 437.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	881,100	600	1.353	709,400	1,591,100		Year End Roll	12/2/2024
2024	101	FV	871,500	600	1.353	695,200	1,567,300		Year end	11/9/2023
2023	101	FV	757,300	600	1.353	640,500	1,398,400	1,398,400	Year end	11/3/2022
2022	101	FV	663,400	1200	1.353	579,100	1,243,700	1,243,700	Year End Roll	10/19/2021
2021	101	FV	593,800	1200	1.353	512,700	1,107,700	1,107,700	Year End Roll	10/15/2020
2020	101	FV	584,500	1200	1.353	512,700	1,098,400	1,098,400	Year End Roll	9/26/2019
2019	101	FV	567,400	1200	1.353	496,600	1,065,200	1,065,200	Create Final va	6/4/2019
2018	101	FV	567,400	1200	1.353	496,600	1,065,200	1,065,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALSTEAD,RODD M	64027-85		8/4/2014		975,000	No	No		
WOON PETER YI D	31841-421		9/19/2000		965,390	No	No		
GREEN, JOAN C.,	26605-255		8/23/1996		585,000	No	No		
FLEET BANK OF M	22420-1		9/23/1992	BANKRUPTCY	116,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2022	R-22-0084	WEATHERI	7,000	C	5/3/2022			Weatherization & a
3/24/2016	6375	RENOVATI	70,000	C	5/30/2017			Remodel kitchen &
5/24/2007	3695	ROOF		C				Strip & re-roof dw
6/26/2002	2521	RENO-ADD	310,000	C	5/29/2004			rem kit, move bath
5/16/1997	1185	RENOVATI	2,500	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
3/7/1998	MEAS/EXT INS	602	
7/1/1997	MEAS+INSPCTD	600	
5/14/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



