

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		TOWER RD, LINCOLN
Unit #:		
Owner 1: MCEACHERN TR MICHAEL M		
Owner 2: MCEACHERN TR BERNADETTE YAO		
Owner 3: YAO-MCEACHERN REVOCABLE TRUS		
Street 1: 155 TOWER RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4402	Type:

PREVIOUS OWNER

Owner 1: MCEACHERN - MICHAEL M		
Owner 2: MCEACHERN - BERNADETTE YAO		
Street 1: 155 TOWER RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry:
Postal:	01773-4402	

NARRATIVE DESCRIPTION

This parcel contains .656 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1982, having primarily CLAPBOARD Exterior and 2342 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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		26379		SQUARE FE	PRIME SITE		0	9.98	2.42	R3									637,859						637,900	
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	0.606	648,000		637,900	1,285,900
Total Card		0.656	648,000	639,700	1,287,700
Total Parcel		0.656	648,000	639,700	1,287,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 549.83		/Parcel: 549.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	596,400	0	.656	621,100	1,217,500		Year End Roll	12/2/2024
2024	101	FV	589,800	0	.656	608,700	1,198,500		Year end	11/9/2023
2023	101	FV	510,600	0	.656	560,700	1,071,300	1,071,300	Year end	11/3/2022
2022	101	FV	429,800	0	.656	507,100	936,900	936,900	Year End Roll	10/19/2021
2021	101	FV	397,500	0	.656	448,900	846,400	846,400	Year End Roll	10/15/2020
2020	101	FV	391,000	0	.656	448,900	839,900	839,900	Year End Roll	9/26/2019
2019	101	FV	370,800	0	.656	434,800	805,600	805,600	Create Final va	6/4/2019
2018	101	FV	370,800	0	.656	434,800	805,600	805,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCEACHERN,MICHA	78431-347		8/9/2021	CONVENIENC	100	No	No		
MCEACHERN TR,MI	78329-350		7/26/2021	CONVENIENC	100	No	No		
MCEACHERN,MICHA	75854-372		10/9/2020	CONVENIENC	1	No	No		
ROBINSON JOHN G	23043-543		4/2/1993		410,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
9/27/2024	E-24-2024	MANUAL	1,729	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	
7/11/1995	INSPECTED	600	
6/20/1994	FIELDREV CHG	600	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 119 13 33

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:

