

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHAN VINCENT WS
Owner 2:	CHAN AGNES HUI
Owner 3:	
Street 1:	163 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4301 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .987 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily CLAPBOARD Exterior and 2977 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		40915		SQUARE FE	PRIME SITE		0	9.98	1.67	R3									681,379						681,400	
132	UNDEV		0.0478		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,673						1,700	right of way

Total AC/HA:	0.98708	Total SF/SM:	42997	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	683,052	Spl Credit	Total:	683,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.048			1,700	1,700
101	0.939	762,300		681,400	1,443,700
Total Card	0.987	762,300		683,100	1,445,400
Total Parcel	0.987	762,300		683,100	1,445,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	485.52	/Parcel:	485.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	702,100	0	.987	663,300	1,365,400		Year End Roll	12/2/2024
2024	101	FV	694,400	0	.987	650,000	1,344,400		Year end	11/9/2023
2023	101	FV	602,100	0	.987	598,800	1,200,900	1,200,900	Year end	11/3/2022
2022	101	FV	512,700	0	.987	541,500	1,054,200	1,054,200	Year End Roll	10/19/2021
2021	101	FV	474,600	0	.987	479,300	953,900	953,900	Year End Roll	10/15/2020
2020	101	FV	467,000	0	.987	479,300	946,300	946,300	Year End Roll	9/26/2019
2019	101	FV	442,900	0	.987	464,300	907,200	907,200	Create Final va	6/4/2019
2018	101	FV	442,900	0	.987	464,300	907,200	907,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUNTRYSIDE CON	15036-462		5/31/1983		267,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2022	R-22-0274	WEATHERI	4,284	C				Weatherization & a

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	EXTRIOR ONLY	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	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
incl 1/4 of right of way B 179 48 0	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/16/13
!501!	
PRINT	
Date	09/26/25
Time	14:47:07
LAST REV	
Date	02/18/25
Time	13:13:43
apro	
501	



USER DEFINED

Prior Id # 1:	119 13 35
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:	

