

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DE MAGISTRIS DAMIAN G
Owner 2:	
Owner 3:	
Street 1:	167 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4301 Type:

PREVIOUS OWNER

Owner 1:	Raag Tr - Valvo
Owner 2:	Raag Tr - Tarja
Street 1:	167 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4301

NARRATIVE DESCRIPTION

This parcel contains 1.142 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1982, having primarily CLAPBOARD Exterior and 2284 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		47680		SQUARE FE	PRIME SITE		0	9.98	1.47	R3									701,636						701,600	
132	UNDEV		0.0478		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,673						1,700	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.048			1,700	1,700
101	1.095	724,800		701,600	1,426,400
Total Card		1.142	724,800	703,300	1,428,100
Total Parcel		1.142	724,800	703,300	1,428,100
Source:		Market Adj Cost	Total Value per SQ unit /Card: 625.26		/Parcel: 625.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	666,600	0	1.142	682,900	1,349,500		Year End Roll	12/2/2024
2024	101	FV	659,100	0	1.142	669,300	1,328,400		Year end	11/9/2023
2023	101	FV	569,300	0	1.142	616,600	1,185,900	1,185,900	Year end	11/3/2022
2022	101	FV	482,400	0	1.142	557,500	1,039,900	1,039,900	Year End Roll	10/19/2021
2021	101	FV	445,300	0	1.142	493,500	938,800	938,800	Year End Roll	10/15/2020
2020	101	FV	437,900	0	1.142	493,500	931,400	931,400	Year End Roll	9/26/2019
2019	101	FV	415,200	0	1.142	478,100	893,300	893,300	Create Final va	6/4/2019
2018	101	FV	415,200	0	1.142	478,100	893,300	893,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Raag Tr, Valvo	59968-88		9/11/2012	DIVORCE/ESTA	808,000	No	No		
RAAG, VALVO	56978-141		6/13/2011	FAMILY	100	No	No		
RAAG VALVO,	56213-480		1/4/2011	DIVORCE/ESTA	100	No	No		
ENDEVOR REALTY	14697-477		8/13/1982		285,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2024	R-24-0185	WINDOWS	7,000	C				Replace one window
8/12/2015	6192	RENOVATI	38,519	C	3/10/2016			Strip old and inst
11/20/2009	4337	RENOVATI	23,941	C				replace 9 windows
4/16/2009	4153	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2016	PERMIT VISIT	618	G BOURGAULT
10/11/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
5/9/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 13 37
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:	

