

APPRaised: 1,382,200 / 1,382,200
 USE VALUE: 1,382,200 / 1,382,200
 ASSESSED: 1,382,200 / 1,382,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		TOWER RD, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: LANE SPENCER		
Owner 2: LANE LAUREN		
Owner 3:		
Street 1: 160 TOWER RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.375	520,600	9,400	852,200	1,382,200
Total Card 3.375 520,600 9,400 852,200 1,382,200					
Total Parcel 3.375 520,600 9,400 852,200 1,382,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 574.39		/Parcel: 574.39	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
10/11/11

PREVIOUS OWNER

Owner 1: CHARRETTE III TR - EDMOND E
Owner 2: CHARETTE JR TR - EDMOND E
Street 1: 160 TOWER RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	480,100	8800	3.375	984,200	1,473,100		Year End Roll	12/2/2024
2024	101	FV	474,800	8800	3.375	958,100	1,441,700		Year end	11/9/2023
2023	101	FV	411,100	8800	3.375	786,100	1,206,000	1,206,000	Year end	11/3/2022
2022	101	FV	350,600	9000	3.375	730,900	1,090,500	1,090,500	Year End Roll	10/19/2021
2021	101	FV	324,100	9000	3.375	686,100	1,019,200	1,019,200	Year End Roll	10/15/2020
2020	101	FV	260,300	9000	3.375	710,100	979,400	979,400	Year End Roll	9/26/2019
2019	101	FV	257,900	9000	3.375	692,500	959,400	959,400	Create Final va	6/4/2019
2018	101	FV	257,900	9000	3.375	692,500	959,400	959,400	Year End Roll	9/28/2017

Parcel ID 179 1 0

!508!

USER DEFINED

Prior Id # 1: 119 15 0
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:

NARRATIVE DESCRIPTION

This parcel contains 3.375 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1967, having primarily CLAPBOARD Exterior and 2406 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHARRETTE III T	69340-409		5/26/2017		915,000	No	No		
CHARRETTE,EDMON	68613-50		12/19/2016	FAMILY		1	No	No	
KUHNS CRAIG O,	48502-537		11/16/2006		830,000	No	No		
KUHNS ROGER J T	46300-308		10/18/2005	CONVENIENC	100	No	No		
KUHNS ROGER J T	46300-305		10/18/2005	CONVENIENC	100	No	No		
KUHNS ROGER J,	40572-268		8/22/2003	CONVENIENC	99	No	No		
	11104-428		5/19/1966		9,000	No	No		

PAT ACCT.

Date	Result	By	Name
10/11/2011	MEAS/EXT INS	25	D ERSKINE
12/12/2006	MEAS+INSPCTD	100	
7/6/2002	MEAS+INSPCTD	613	
5/6/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2019	R-19-0156	RENOVATI	218,350	C	8/20/2020			Basement remodel;
9/27/2017	6868	ROOF	48,260	C				Strip and re-roof
11/20/2001	2398	WDK	9,700	C	7/6/2002			replace existing d
1/23/1996	886-96	ROOF	14,000	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2011	MEAS/EXT INS	25	D ERSKINE
12/12/2006	MEAS+INSPCTD	100	
7/6/2002	MEAS+INSPCTD	613	
5/6/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.538		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									53,830						53,800	

Sign: VERIFICATION OF VISIT NOT DATA

