

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRANKSTON MICHAEL J
Owner 2:	FRANKSTON CHARLES
Owner 3:	
Street 1:	170 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

Owner 1:	FRANKSTON - MICHAEL J
Owner 2:	WARSHAW - MEREDITH G
Street 1:	170 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1974, having primarily WOOD Exterior and 5659 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,355						5,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.990	338,700		963,800	1,302,500
Total Card 1.990 338,700 963,800 1,302,500					
Total Parcel 1.990 338,700 963,800 1,302,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 230.18		/Parcel: 230.18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	318,300	0	1.99	935,800	1,254,100		Year End Roll	12/2/2024
2024	101	FV	316,600	0	1.99	916,600	1,233,200		Year end	11/9/2023
2023	101	FV	242,700	0	1.99	744,600	987,300	987,300	Year end	11/3/2022
2022	101	FV	192,000	0	1.99	689,400	881,400	881,400	Year End Roll	10/19/2021
2021	101	FV	175,400	0	1.99	644,600	820,000	820,000	Year End Roll	10/15/2020
2020	101	FV	158,800	0	1.99	668,600	827,400	827,400	Year End Roll	9/26/2019
2019	101	FV	147,200	0	1.99	651,000	798,200	798,200	Create Final va	6/4/2019
2018	101	FV	147,200	0	1.99	651,000	798,200	798,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKSTON,MICHA	72207-25		2/7/2019	FAMILY	100	No	No		
FRANKSTON,MICHA	69312-509		5/22/2017	FAMILY	1	No	No		
FRANKSTON,MICHA	69312-496		5/22/2017	FAMILY	1	No	No		
FRANKSTON MICHA	34542-316		1/10/2002	CONVENIENC	1	No	No		
JOHN J. PARLA	19754-531		4/12/1989		480,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/1991	0204							Addition/reconstru

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2018	MEAS+INSPCTD	622	K Cuoco
8/16/2013	ENTRY DENIED	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/29/1996	MEAS/EXT INS	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 17 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:	

