

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

65,900 /

65,900

USE VALUE:

65,900 /

65,900

ASSESSED:

65,900 /

65,900

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINN ALICE N
Owner 2:	
Owner 3:	
Street 1:	174 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HENRY TIMOTHY M -
Owner 2:	FINN ALICE N -
Street 1:	174 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.884 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
132	UNDEV		1.88412		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									65,944						65,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.884			65,900	65,900
Total Card	1.884			65,900	65,900
Total Parcel	1.884			65,900	65,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	1.884	65,900	65,900		Year End Roll	12/2/2024
2024	132	FV		0	1.884	56,500	56,500		Year end	11/9/2023
2023	132	FV		0	1.884	56,500	56,500	56,500	Year end	11/3/2022
2022	132	FV		0	1.884	56,500	56,500	56,500	Year End Roll	10/19/2021
2021	132	FV		0	1.884	56,500	56,500	56,500	Year End Roll	10/15/2020
2020	132	FV		0	1.884	56,500	56,500	56,500	Year End Roll	9/26/2019
2019	132	FV		0	1.884	56,500	56,500	56,500	Create Final va	6/4/2019
2018	132	FV		0	1.884	56,500	56,500	56,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENRY TIMOTHY M	45809-113		8/8/2005	CONVENIENC		1	Yes	No	
PARLA JOHN J,	39603-253		6/18/2003	OTHER	50,000		Yes	No	option paid on this lot 4/1/96

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119 17 2
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:	

!512!

PRINT

Date	Time
09/26/25	14:48:10

LAST REV

Date	Time
05/04/12	11:04:32

apro

512

