

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

915,200 /

915,200

USE VALUE:

915,200 /

915,200

ASSESSED:

915,200 /

915,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CABLE PATRICIA S
Owner 2:	
Owner 3:	
Street 1:	171 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4301 Type:

PREVIOUS OWNER

Owner 1:	BLACKLOW PETER D -
Owner 2:	BLACKLOW HALEY C -
Street 1:	171 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4301

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1943, having primarily CLAPBOARD Exterior and 1404 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		40075.19922		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,864						678,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	236,300		678,900	915,200
Total Card	0.920	236,300		678,900	915,200
Total Parcel	0.920	236,300		678,900	915,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		651.85	/Parcel: 651.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	223,400	0	.92	659,100	882,500		Year End Roll	12/2/2024
2024	101	FV	222,200	0	.92	646,200	868,400		Year end	11/9/2023
2023	101	FV	195,100	0	.92	595,200	790,300	790,300	Year end	11/3/2022
2022	101	FV	173,800	0	.92	538,100	711,900	711,900	Year End Roll	10/19/2021
2021	101	FV	163,700	0	.92	476,200	639,900	639,900	Year End Roll	10/15/2020
2020	101	FV	147,200	0	.92	476,200	623,400	623,400	Year End Roll	9/26/2019
2019	101	FV	143,400	0	.92	461,200	604,600	604,600	Create Final va	6/4/2019
2018	101	FV	143,400	0	.92	461,200	604,600	604,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACKLOW PETER	33423-348		8/9/2001		525,000	No	No		
HAGGERTY, NANCY	27236-285		4/25/1997		355,000	No	No		
JOHN T. OCONNOR	13227-511		7/1/1977		67,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2023	R-23-0288	ROOF	11,279	C				Replace 13 s.f. of

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
10/11/2011	MEAS+INSPCTD	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
5/7/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	678,864	SpI Credit		Total:	678,900
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119 18 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:	

PRINT

Date	Time
09/26/25	14:48:15

LAST REV

Date	Time
02/20/25	12:57:27

apro 513

ASR Map: Fact Dist: Reval Dist:

Year: LandReason: BldReason:

CivilDistrict: Ratio:

