

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YANG FANG
Owner 2:	
Owner 3:	
Street 1:	173 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUBER - EDWARD DOUGLAS
Owner 2:	HUBER - CAROLYN CORIN
Street 1:	173 TOWER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 2009, having primarily WOOD SHING Exterior and 4037 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 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		40510.80078		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,170						680,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	963,500	3,000	680,200	1,646,700
Total Card 0.930 963,500 3,000 680,200 1,646,700					
Total Parcel 0.930 963,500 3,000 680,200 1,646,700					
Source: Market Adj Cost		Total Value per SQ unit /Card:		407.90	/Parcel: 407.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	769,100	2800	.93	660,400	1,432,300		Year End Roll	12/2/2024
2024	101	FV	754,600	2800	.93	647,500	1,404,900		Year end	11/9/2023
2023	101	FV	749,800	2800	.93	596,300	1,348,900	1,348,900	Year end	11/3/2022
2022	101	FV	694,600	3900	.93	539,100	1,237,600	1,237,600	Year End Roll	10/19/2021
2021	101	FV	611,900	3900	.93	477,100	1,092,900	1,092,900	Year End Roll	10/15/2020
2020	101	FV	572,700	3900	.93	477,100	1,053,700	1,053,700	Year End Roll	9/26/2019
2019	101	FV	570,000	3900	.93	462,100	1,036,000	1,036,000	Create Final va	6/4/2019
2018	101	FV	570,000	3900	.93	462,100	1,036,000	1,036,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBER,EDWARD DO	83051-271		7/26/2024		1,790,000	No	No		
MELTZ,MARK	69404-591		6/8/2017		1,200,000	No	No		
COUNTRYSIDE BLD	54927-61		6/30/2010		1,050,000	No	No		
DIGIOVANNI JAME	51284-430		6/9/2008	MULTI-PARCEL	775,000	No	No		
GUY P DIGIOVANN	22787-348		12/31/1992	FAMILY		1	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2021	R-21-0130	FENCE	16,840	C				Replace existing f
10/9/2009	4304	WDK	3,500	C	7/21/2010			construct 14x14 gr
5/14/2009	4182	NEW HOME	469,000	C	7/21/2010			
4/29/2009	4170	DEMOLITI		C	7/21/2010			demo existstng hou

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
3/22/1996	MEAS/EXT INS	606	
4/22/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 20 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:	

