Map	Lot	Sublot	Building	Unit	CARD
186	43	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,237,000	/	1,237,000
USE VALUE:	1,237,000	/	1,237,000
ASSESSED:	1,237,000	/	1,237,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ALPEROVITZ DAVID		
Owner 2:	COLTON JOANNA		
Owner 3:			
Street 1:	191 TOWER RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4311	Type:	

PREVIOUS OWNER

Owner 1:	ADAMS GEORGE H -		
Owner 2:	ADAMS VELDA -		
Street 1:	191 TOWER RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-4311		

NARRATIVE DESCRIPTION

This parcel contains 2.77 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily CLAPBOARD Exterior and 3237 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.770	624,300		612,700	1,237,000
Total Card	2.770	624,300		612,700	1,237,000
Total Parcel	2.770	624,300		612,700	1,237,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.20 | /Parcel: 382.20

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	07/07/11
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 186 43 0

!689!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	575,500	0	2.77	579,100	1,154,600		Year End Roll	12/2/2024
2024	101	FV	557,300	0	2.77	564,000	1,121,300		Year end	11/9/2023
2023	101	FV	486,500	0	2.77	588,000	1,074,500	1,074,500	Year end	11/3/2022
2022	101	FV	410,800	0	2.77	534,400	945,200	945,200	Year End Roll	10/19/2021
2021	101	FV	393,100	0	2.77	468,000	861,100	861,100	Year End Roll	10/15/2020
2020	101	FV	387,000	0	2.77	408,000	795,000	795,000	Year End Roll	9/26/2019
2019	101	FV	380,900	0	2.77	391,200	772,100	772,100	Create Final va	6/4/2019
2018	101	FV	380,900	0	2.77	391,200	772,100	772,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:03:57

LAST REV

Date	Time
06/13/25	09:01:22

apro

USER DEFINED

Prior Id # 1:	125 8 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS GEORGE H,	54343-458		2/26/2010	CHD>SALE	600,000	No	No		
JEFFREY J. WENG	13722-418		6/26/1979		41,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2022	R-22-0114	SCREENPR	105,455	C	12/29/2022			Add a 15x16 screen
2/16/2021	R-21-0026	BATH	26,793	C	6/29/2021			Bathroom remodel
4/30/2010	4438	MANUAL	46,000	C	7/6/2011			install solar elec
3/3/2010	4392	RENOVATI	121,000	C	7/21/2010			new win;siding;ren
1/14/2004	2845	ROOF		C				
7/22/2003	2732	MANUAL	11,000	C	5/29/2004			rep closet w/1/2 b
5/18/1998	1420	SCREENPR	10,000	C	6/4/1998			100% 6/4/98

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
7/7/2011	MEAS+INSPCTD	25	D ERSKINE
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	
6/4/1998	MEAS/EXT INS	602	
3/29/1996	MEAS/EXT INS	606	
4/22/1995	INSPECTED		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.933		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									32,655						32,700	

Total AC/HA:	2.76955	Total SF/SM:	120642	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	612,655	Spl Credit		Total:	612,700

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	GOOD
A Bath:	1	Rating:	EXCELLENT
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

COMMENTS

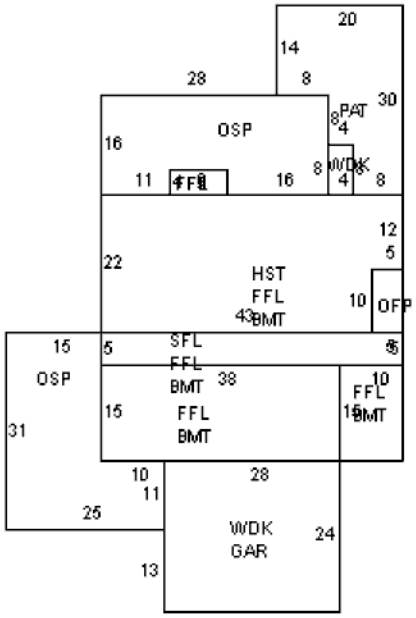
Solar electric and hot water system..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.5	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.96857923
Const Adj.:	1.02499998
Adj $ / SQ:	165.797
Other Features:	65750
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785232
Depreciation:	160973
Depreciated Total:	624259

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	904537.9876

Juris. Factor:		Before Depr:	198.96
Special Features:	0	Val/Su Net:	93.05
Final Total:	624300	Val/Su SzAd	227.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,002	165.800	331,925
OSP	SCRN PORCH	1,115	24.080	26,844
BMT	BASEMENT	983	62.170	61,117
WDK	WOOD DECK	704	17.410	12,259
GAR	GARAGE	672	38.520	25,885
HST	HALF STORY	503	165.800	83,396
PAT	PATIO	440	14.980	6,591
SFL	2ND FLOOR	240	165.800	39,791
	Net Sketched Area:	6,709	Total:	588,610
Size Ad	2745	Gross Area	8195	FinArea	3237

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

186 43 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc