



PROPERTY LOCATION

No	Alt No	Direction/Street/City
247		TOWER RD, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: PALMER GERALD D		
Owner 2: PALMER JEAN B		
Owner 3:		
Street 1: 247 TOWER RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4329	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.990	786,000	500	803,800	1,590,300
Total Card 1.990 786,000 500 803,800 1,590,300					
Total Parcel 1.990 786,000 500 803,800 1,590,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 699.34		/Parcel: 699.34	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/31/12
!694!	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	727,200	500	1.99	780,600	1,508,300		Year End Roll	12/2/2024
2024	101	FV	719,700	500	1.99	764,600	1,484,800		Year end	11/9/2023
2023	101	FV	629,000	500	1.99	704,600	1,334,100	1,334,100	Year end	11/3/2022
2022	101	FV	540,900	600	1.99	637,400	1,178,900	1,178,900	Year End Roll	10/19/2021
2021	101	FV	486,200	600	1.99	564,600	1,051,400	1,051,400	Year End Roll	10/15/2020
2020	101	FV	478,900	600	1.99	564,600	1,044,100	1,044,100	Year End Roll	9/26/2019
2019	101	FV	465,100	600	1.99	547,000	1,012,700	1,012,700	Create Final va	6/4/2019
2018	101	FV	465,100	600	1.99	547,000	1,012,700	1,012,700	Year End Roll	9/28/2017

Parcel ID 190 11 0

PRINT

Date	Time
09/26/25	15:04:28

LAST REV

Date	Time
02/18/25	13:58:48

USER DEFINED

Prior Id # 1:	127 10 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:	

NARRATIVE DESCRIPTION

This parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily WOOD Exterior and 2274 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PURNA N. PAREEK	21367-293		8/21/1991		462,000	No	No		

PAT ACCT.

694

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2012	5167	MANUAL	11,772	C				install roof mount
3/1/2012	4991	RENOVATI	20,000	C	5/31/2012			remove 1 non-beari
1/11/2000	1868	MANUAL	70,000	C	5/15/2000			enlarge bedroom up
4/27/1993	225	SHED	3,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	VISITED	6	JN
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
7/19/2007	MEAS/EXT INS	617	D HASCHIG
5/15/2000	MEAS+INSPCTD	611	
5/10/1996	MEAS+INSPCTD	606	
4/2/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	
12/28/1993	PERMIT VISIT	600	

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,355						5,400	

Sign: VERIFICATION OF VISIT NOT DATA

