Map	Lot	Sublot	Building	Unit	CARD
190	13	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,051,900	/	2,051,900
USE VALUE:	2,051,900	/	2,051,900
ASSESSED:	2,051,900	/	2,051,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	WEAR WILLIAM		
Owner 2:	WEAR LAURA		
Owner 3:			
Street 1:	241 TOWER RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4329	Type:	

PREVIOUS OWNER

Owner 1:	BRACKETT - TESSA FRANCES LAWRENCE
Owner 2:	-
Street 1:	241 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4329

NARRATIVE DESCRIPTION

This parcel contains 4.49 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1974, having primarily WOOD Exterior and 6183 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 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	4.490	1,015,200	2,800	1,033,900	2,051,900
Total Card	4.490	1,015,200	2,800	1,033,900	2,051,900
Total Parcel	4.490	1,015,200	2,800	1,033,900	2,051,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.88 | /Parcel: 331.88

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 10/07/11

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 190 13 0

!696!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,125,700	2600	4.49	1,005,900	2,134,200		Year End Roll	12/2/2024
2024	101	FV	1,080,700	2600	4.49	976,700	2,060,000		Year end	11/9/2023
2023	101	FV	926,600	2600	4.49	804,700	1,733,900	1,733,900	Year end	11/3/2022
2022	101	FV	780,800	1300	4.49	749,500	1,531,600	1,531,600	Year End Roll	10/19/2021
2021	101	FV	737,900	1300	4.49	704,700	1,443,900	1,443,900	Year End Roll	10/15/2020
2020	101	FV	724,700	1300	4.49	728,700	1,454,700	1,454,700	Year End Roll	9/26/2019
2019	101	FV	738,600	1300	4.49	711,100	1,451,000	1,451,000	Create Final va	6/4/2019
2018	101	FV	738,600	1300	4.49	711,100	1,451,000	1,451,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:04:38

LAST REV

Date	Time
06/26/25	17:05:54

apro

USER DEFINED

Prior Id # 1:	127 12 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. 696

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRACKETT,TESSA	72734-287		6/10/2019		1,500,000	No	No		
Gyftopoulos,Eli	60646-424		12/4/2012		1,222,600	No	No		
GYFTOPOULOS ELI	51189-392		5/19/2008	FAMILY	10	No	No		
JAMES J. HAYES	12226-667		6/19/1972		35,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2021	R-21-0078	KITCHEN	125,000	O	12/15/2021			Kitchen remodel; r
5/19/2020	R-20-0074	SOLAR PA	54,745	O				Install 54 solar p
8/14/2019	SH-19-0017	SHEET MT	14,000	C				Sheet metal work t
8/14/2019	MEC-19-000	MANUAL	14,000	C				New ducted Mitsubi
8/5/2019	R-19-0108	RENOVATI	150,000	C				Reconfigure 2 bedr
3/31/2016	6377	WOOD STO		C				Replace wood burni
1/15/2014	5630	WOOD STO		C				install a wood sto

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
5/11/1996	MEAS+INSPCTD	606	
3/29/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		2.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									71,155						71,200	
101	ONE FAM		0.62		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,340						4,300	Wetland

Total AC/HA:	4.48955	Total SF/SM:	195565	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,033,895	Spl Credit		Total:	1,033,900

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:	6 - STUCCO	50	%
Roof Struct:	7 - SHED		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

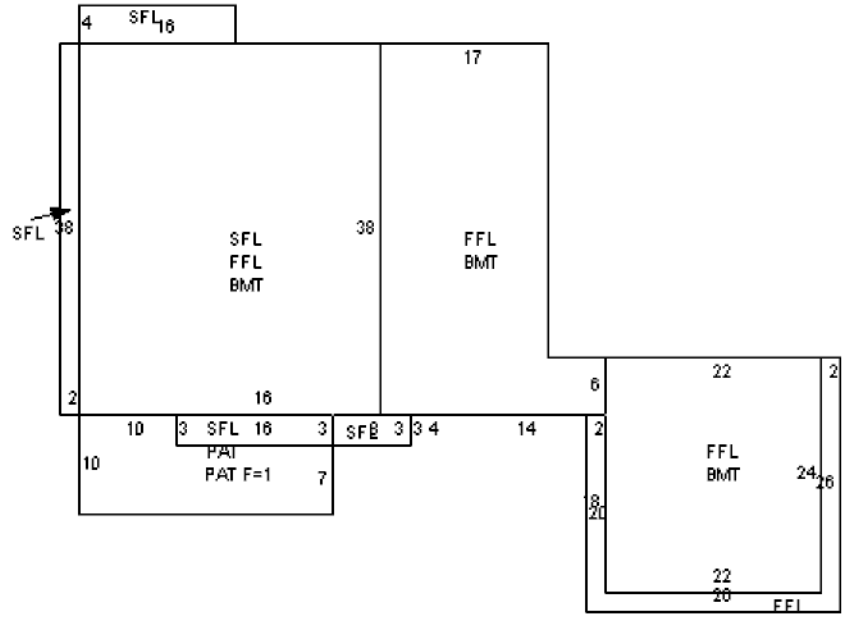
COMMENTS

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:	13	BRs:	5	Baths:	4	HB					

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1974	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	13	5	1
Totals			
1	13	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.8	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.90329587
Const Adj.:	0.98972654
Adj $ / SQ:	149.301
Other Features:	79414
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1220146
Depreciation:	204985
Depreciated Total:	1015161

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	826200.0000

Juris. Factor:		Before Depr:	216.49
Special Features:	0	Val/Su Net:	154.71
Final Total:	1015200	Val/Su SzAd	259.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,524	149.300	376,835
BMT	BASEMENT	2,388	72.780	173,808
SFL	2ND FLOOR	1,390	149.300	207,528
PAT	PATIO	260	14.980	3,895

Net Sketched Area:	6,562			Total:	762,066
Size Ad	3914	Gross Area	6562	FinArea	6183

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

190 13 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
19	PATIO	D	Y	1	200	A	AV	1974	14.98	T	70	101			900			900
19	PATIO	D	Y	1	14X30	A	AV	1974	14.98	T	70	101			1,900			1,900

More:	N	Total Yard Items:	2,800	Total Special Featues:	
Total:	2,800				

IMAGE

AssessPro Patriot Properties, Inc