

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAWKES GREGORY A
Owner 2:	HAWKES ELAINE P
Owner 3:	
Street 1:	237 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4329 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1950, having primarily CLAPBOARD Exterior and 2562 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

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		0.273		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,555						9,600	
101	ONE FAM		0.27		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									1,890						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.380	476,600	3,400	809,900	1,289,900
Total Card	2.380	476,600	3,400	809,900	1,289,900
Total Parcel	2.380	476,600	3,400	809,900	1,289,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		503.47	/Parcel: 503.47

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	450,300	3200	2.38	786,700	1,240,200		Year End Roll	12/2/2024
2024	101	FV	444,300	3200	2.38	769,800	1,217,300		Year end	11/9/2023
2023	101	FV	441,300	3200	2.38	709,800	1,154,300	1,154,300	Year end	11/3/2022
2022	101	FV	399,600	1800	2.38	642,600	1,044,000	1,044,000	Year End Roll	10/19/2021
2021	101	FV	362,200	1800	2.38	569,800	933,800	933,800	Year End Roll	10/15/2020
2020	101	FV	359,300	1800	2.38	569,800	930,900	930,900	Year End Roll	9/26/2019
2019	101	FV	334,300	1800	2.38	552,200	888,300	888,300	Create Final va	6/4/2019
2018	101	FV	334,300	1800	2.38	552,200	888,300	888,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETER E. SPREAD	16263-545		7/2/1985		479,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2024	R-24-0107	WINDOWS	5,675	C				Replace four windo

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS+INSPCTD	617	D HASCHIG
5/15/2000	MEAS/EXT INS	611	
2/27/1999	MEAS/EXT INS	602	
3/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	127 13 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:	

