



PROPERTY LOCATION

No	Alt No	Direction/Street/City
233		TOWER RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: HATSOPOULOS DAPHNE		
Owner 2: _____		
Owner 3: _____		
Street 1: 233 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	4.090	2,632,700	7,200	1,023,900	3,663,800
Total Card 4.090 2,632,700 7,200 1,023,900 3,663,800					
Total Parcel 4.090 2,632,700 7,200 1,023,900 3,663,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 436.29		/Parcel: 436.29	

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

Insp Date	05/08/17
!699!	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,201,100	6800	4.09	995,900	3,203,800		Year End Roll	12/2/2024
2024	101	FV	2,089,000	6800	4.09	968,100	3,063,900		Year end	11/9/2023
2023	101	FV	1,800,200	6800	4.09	796,100	2,603,100	2,603,100	Year end	11/3/2022
2022	101	FV	1,498,500	9000	4.09	740,900	2,248,400	2,248,400	Year End Roll	10/19/2021
2021	101	FV	1,379,700	9000	4.09	696,100	2,084,800	2,084,800	Year End Roll	10/15/2020
2020	101	FV	1,497,200	9000	4.09	720,100	2,226,300	2,226,300	Year End Roll	9/26/2019
2019	101	FV	1,568,100	9000	4.09	702,500	2,279,600	2,279,600	Create Final va	6/4/2019
2018	101	FV	1,568,100	9000	4.09	702,500	2,279,600	2,279,600	Year End Roll	9/28/2017

Parcel ID 190 15 0

PRINT

Date	Time
09/26/25	15:04:54

LAST REV

Date	Time
04/23/19	11:13:59

blakeley 699

USER DEFINED

Prior Id # 1:	127 15 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 4.09 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1974, having primarily STUCCO Exterior and 8398 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LESLIE P. HEMRY	12355-585		12/29/1972		40,000	No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/1996	1041-96	MANUAL		C	5/23/1996			TP TENT

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS+INSPCTD	4	JG
7/16/2007	MEAS/EXT INS	617	D HASCHIG
5/23/1996	MEAS+INSPCTD	606	

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

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 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.773		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									62,055						62,100	
101	ONE FAM		0.48		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,360						3,400	Wetland

Total AC/HA:	4.08955	Total SF/SM:	178141	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,023,815	SpI Credit		Total:	1,023,900
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