

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOFFMAN STEVEN
Owner 2:	CARLSON JEANINE
Owner 3:	
Street 1:	208 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4302 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.817 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1990, having primarily CLAPBOARD Exterior and 3953 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		0.98		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									6,860						6,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.980			6,900	6,900
101	1.837	1,191,100		958,400	2,149,500
Total Card		2.817	1,191,100	965,300	2,156,400
Total Parcel		2.817	1,191,100	965,300	2,156,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 545.51		/Parcel: 545.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,094,000	0	2.817	937,300	2,031,300		Year End Roll	12/2/2024
2024	101	FV	1,050,800	0	2.817	917,900	1,968,700		Year end	11/9/2023
2023	101	FV	907,300	0	2.817	745,900	1,653,200	1,653,200	Year end	11/3/2022
2022	101	FV	762,800	0	2.817	690,700	1,453,500	1,453,500	Year End Roll	10/19/2021
2021	101	FV	724,700	0	2.817	645,900	1,370,600	1,370,600	Year End Roll	10/15/2020
2020	101	FV	712,600	0	2.817	669,900	1,382,500	1,382,500	Year End Roll	9/26/2019
2019	101	FV	726,700	0	2.817	652,300	1,379,000	1,379,000	Create Final va	6/4/2019
2018	101	FV	726,700	0	2.817	652,300	1,379,000	1,379,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUNTRYSIDE BUI	1069-11		5/1/1990		790,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS+INSPCTD	4	JG
7/19/2007	MEAS/EXT INS	617	D HASCHIG
6/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	128 12
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:	

