

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COUGHLIN S. BRENDAN
Owner 2:	
Owner 3:	
Street 1:	218 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GUTIERREZ - LISA A
Owner 2:	-
Street 1:	218 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.21 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1989, having primarily CLAPBOARD Exterior and 4346 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.203		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									7,105						7,100	
132	UNDEV		1.17		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									8,190						8,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.170			8,200	8,200
101	2.040	1,344,100	6,000	965,500	2,315,600
Total Card		3.210	1,344,100	6,000	973,700
Total Parcel		3.210	1,344,100	6,000	973,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 534.76		/Parcel: 534.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,239,200	5600	3.21	945,700	2,190,500		Year End Roll	12/2/2024
2024	101	FV	1,225,900	5600	3.21	925,100	2,156,600		Year end	11/9/2023
2023	101	FV	1,066,200	5600	3.21	753,100	1,824,900	1,824,900	Year end	11/3/2022
2022	101	FV	914,600	8400	3.21	697,900	1,620,900	1,620,900	Year End Roll	10/19/2021
2021	101	FV	848,500	8400	3.21	653,100	1,510,000	1,510,000	Year End Roll	10/15/2020
2020	101	FV	835,300	8400	3.21	677,100	1,520,800	1,520,800	Year End Roll	9/26/2019
2019	101	FV	792,800	8400	3.21	659,500	1,460,700	1,460,700	Create Final va	6/4/2019
2018	101	FV	790,600	8400	3.21	659,500	1,458,500	1,458,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUTIERREZ,LISA	1461-52		10/10/2014		1,397,000	No	No		
GUTIERREZ,CARLO	1401-31		6/20/2011	DIVORCE/ESTA		1	No	No	
HESSLER JOHN CH	1383-148		5/12/2010		1,375,000	No	No		
HOMESPOT, LLC,	1354-128		6/4/2008	CONVENIENC	100	No	No		
HESSLER JOHN C,	1331-150		1/10/2007	CONVENIENC		No	No		
SIMON MICHAEL P	1263-2		1/6/2003		1,455,000	No	No		
STRECKER WILLIA	1198-115		10/23/1998		978,000	No	No		
COUNTRYSIDE CON	N/A		11/24/1989		799,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2020	R-20-0102	BATH	12,000	C	12/10/2020			Bathroom remodel
7/25/2018	7145	MANUAL	2,200	C				Install dense pack
9/5/2003	2768	POOL	30,000	C	5/29/2004			inground pool & sp
7/31/2003	2741	MANUAL	6,500	C	5/29/2004			exp sun porch & de
6/16/2003	2712	ROOF		C				
2/14/2003	2643	RENOVATI	75,000	C	5/29/2004			move structural wa

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	QUESTIONNAIR	624	W Coelho
3/27/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	
6/27/2003	MEAS/EXT INS	615	
4/16/1999	MEAS+INSPCTD	600	
3/29/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	128 13
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:	

