

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FAHEY TR MARTIN J
Owner 2:	FAHEY TR LAURIE E
Owner 3:	M FAHEY TRUST/L FAHEY TRUST
Street 1:	220 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4329 Type:

PREVIOUS OWNER

Owner 1:	FAHEY - MARTIN J
Owner 2:	-
Street 1:	220 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4329

NARRATIVE DESCRIPTION

This parcel contains 2.637 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1989, having primarily CLAPBOARD Exterior and 4627 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	
132	UNDEV		0.8		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									5,600						5,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.800			5,600	5,600
101	1.837	1,395,600		958,400	2,354,000
Total Card		2.637	1,395,600	964,000	2,359,600
Total Parcel		2.637	1,395,600	964,000	2,359,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 509.96		/Parcel: 509.96	

Legal Description
2613 1/9 interest in common land parcel 128-1-10.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
07/19/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,240,700	0	2.637	936,000	2,176,700		Year End Roll	12/2/2024
2024	101	FV	1,191,900	0	2.637	916,800	2,108,700		Year end	11/9/2023
2023	101	FV	1,032,000	0	2.637	744,800	1,776,800	1,776,800	Year end	11/3/2022
2022	101	FV	869,500	0	2.637	689,600	1,559,100	1,559,100	Year End Roll	10/19/2021
2021	101	FV	827,700	0	2.637	644,800	1,472,500	1,472,500	Year End Roll	10/15/2020
2020	101	FV	814,300	0	2.637	668,800	1,483,100	1,483,100	Year End Roll	9/26/2019
2019	101	FV	830,600	0	2.637	651,200	1,481,800	1,481,800	Create Final va	6/4/2019
2018	101	FV	830,600	0	2.637	651,200	1,481,800	1,481,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY,MARTIN J	1621-142		11/26/2024	CONVENIENC	10	No	No		
GORDON MICHAEL	1200-44		1/28/1999		944,500	No	No		
BAGLEY PATRICIA	1110-119		5/14/1993		745,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2024	E-24-0133	MANUAL	3,000	C				
5/30/2024	R-24-0100	BATH	144,605	O				Remodel two existi
4/5/2022	R-22-0067	DOORS	51,045	C				Replace 7 patio do
12/9/2015	6301	MANUAL	4,500	C				Repair damage to g
8/4/2014	5856	KITCHEN	55,400	C	5/18/2015			Kitchen renovation
10/14/2009	4309	ROOF		C				strip & re-roof dw
6/26/1997	1216	SCREENPR	12,000	C	3/7/1998			3/7/98 100%
5/31/1994	476-94	RENOVATI	7,500	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
7/19/2007	MEAS/EXT INS	617	D HASCHIG
3/7/1998	MEAS/EXT INS	602	
3/25/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
7/11/1995	MEAS/EXT INS	600	
6/16/1994	FIELDREV CHG	600	
12/5/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	128 1 4
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:	

