

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURNS TR CHRISTOPHER E
Owner 2:	BURNS TR PATRICIA P
Owner 3:	CHRISTOPHER E BURNS 2023 TRUST
Street 1:	222 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4312 Type:

PREVIOUS OWNER

Owner 1:	BURNS - CHRISTOPHER E
Owner 2:	BURNS - PATRICIA P
Street 1:	222 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4312

NARRATIVE DESCRIPTION

This parcel contains 2.877 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1989, having primarily CLAPBOARD Exterior and 5618 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 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		1.04		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									7,280						7,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	1.040	2,300	2,300	7,300	11,900	
101	1.837	1,492,100	153,800	958,400	2,604,300	
Total Card						
		2.877	1,494,400	156,100	965,700	2,616,200
Total Parcel		2.877	1,494,400	156,100	965,700	2,616,200
Source:		Market Adj Cost		Total Value per SQ unit /Card: 465.68		/Parcel: 465.68

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,445,300	145900	2.877	937,700	2,528,900		Year End Roll	12/2/2024
2024	101	FV	1,391,400	145900	2.877	918,200	2,455,500		Year end	11/9/2023
2023	101	FV	1,382,000	145900	2.877	746,200	2,274,100	2,274,100	Year end	11/3/2022
2022	101	FV	1,219,100	175200	2.877	691,000	2,085,300	2,085,300	Year End Roll	10/19/2021
2021	101	FV	1,202,500	175200	2.877	646,200	2,023,900	2,023,900	Year End Roll	10/15/2020
2020	101	FV	1,249,600	175200	2.877	670,200	2,095,000	2,095,000	Year End Roll	9/26/2019
2019	101	FV	1,215,800	175200	2.877	652,600	2,043,600	2,043,600	Create Final va	6/4/2019
2018	101	FV	1,215,800	175200	2.877	652,600	2,043,600	2,043,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS,CHRISTOPH	1607-8		9/21/2023	CONVENIENC		1	No	No	
EISNER KENNETH	1095-165		5/29/1992		875,000		No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2017	MEAS/EXT INS	4	JG
5/4/2017	INFO AT DOOR	4	JG
7/19/2007	MEAS/EXT INS	617	D HASCHIG
3/25/1996	MEAS+INSPCTD	606	
6/16/1994	FIELDREV CHG	600	
11/13/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	128 15
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:	

