



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
226		TOWER RD, LINCOLN
OWNERSHIP		
Owner 1:	LUCZAK TR ELIZABETH	
Owner 2:	LUCZAK TR ROBERT MICHAEL	
Owner 3:	ROBERT & ELIZABETH LUCZAK TRST	
Street 1:	226 TOWER RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.303			2,100	2,100
101	1.837	1,239,800		958,400	2,198,200
<b>Total Card</b>		2.140	1,239,800	960,500	2,200,300
<b>Total Parcel</b>		2.140	1,239,800	960,500	2,200,300
<b>Source:</b> Market Adj Cost		<b>Total Value per SQ unit /Card:</b> 595.51		<b>/Parcel:</b> 595.51	

**Legal Description**  
 2615 1/9 interest in common land parcel 186-17-0.

**Entered Lot Size**  
 Total Land:  
 Land Unit Type:

**User Acct**  
 0  
**GIS Ref**  
**GIS Ref**  
**Insp Date**  
 01/23/25

**PREVIOUS OWNER**

Owner 1:	LUCZAK - ELIZABETH	
Owner 2:	LUCZAK - ROBERT MICHAEL	
Street 1:	226 TOWER RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773	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	1,145,600	0	2.14	932,500	2,078,100		Year End Roll	12/2/2024
2024	101	FV	1,101,100	0	2.14	913,800	2,014,900		Year end	11/9/2023
2023	101	FV	960,500	0	2.14	741,800	1,702,300	1,702,300	Year end	11/3/2022
2022	101	FV	827,500	0	2.14	686,600	1,514,100	1,514,100	Year End Roll	10/19/2021
2021	101	FV	755,600	0	2.14	641,800	1,397,400	1,397,400	Year End Roll	10/15/2020
2020	101	FV	743,600	0	2.14	665,800	1,409,400	1,409,400	Year End Roll	9/26/2019
2019	101	FV	758,700	0	2.14	648,200	1,406,900	1,406,900	Create Final va	6/4/2019
2018	101	FV	671,500	0	2.14	648,200	1,319,700	1,319,700	Year End Roll	9/28/2017

**Parcel ID** 190 6 0

!714!  
**PRINT**  

Date	Time
09/26/25	15:06:36

**LAST REV**  

Date	Time
02/21/25	18:39:37

 apro  
 714

**USER DEFINED**

Prior Id # 1:	128 1 6
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 2.14 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1991, having primarily CLAPBOARD Exterior and 3695 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCZAK,ELIZABET	1571-141		4/21/2021	CONVENIENC	100	No	No		
SPORRONG,WILLIA	1518-61		11/6/2017		1,590,000	No	No		
HIGGINS BONNIE	1405-143		9/27/2011		1,090,000	No	No		
HIGGINS PETER I	1213-96		10/28/1999	CONVENIENC	1	No	No		
HUFF, WILLIAM C	1149-194		12/19/1995		650,000	No	No		CERT 203944
COUNTRYSIDE BUI	1097-59		7/1/1992		600,000	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
5/10/2022	R-22-0101	WDK	25,880	C				Replace existing d
4/28/2016	6411	RENOVATI	150,000	C				Remodel kitchen, 3
6/12/2014	5776	ROOF	7,695	C				Strip and re-roof
9/6/2012	5155	TEMPORAR		C				tent 9/14 to 9/16
8/24/1998	1501	ADDITION	75,000	C	6/9/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
5/31/2012	SALES INSP	618	G BOURGAULT
7/19/2007	MEAS+INSPCTD	617	D HASCHIG
6/9/1999	MEAS+INSPCTD	602	
5/15/1996	MEAS+INSPCTD	606	
6/16/1994	FIELDREV CHG	600	
12/19/1990	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
<b>Census:</b>				Exmpt		
<b>Flood Haz:</b>						
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	
132	UNDEV		0.303		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									2,121						2,100	Cons Restr

