



PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		TOWER RD, LINCOLN
Unit #: _____		
Owner 1: BUZANIS CHARLES T		
Owner 2: ANANIA CAROL A		
Owner 3: _____		
Street 1: 232 TOWER RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773-4312 Type: _____	

PREVIOUS OWNER

Owner 1: HIDAKA JOANNE MARIE -		
Owner 2: -		
Street 1: 232 TOWER RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773-4312	

NARRATIVE DESCRIPTION

This parcel contains 2.527 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1990, having primarily CLAPBOARD Exterior and 5318 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 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		0.69		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									4,830						4,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.690	2,400	8,400	4,800	15,600
101	1.837	1,422,400		958,400	2,380,800
Total Card 2.527 1,424,800 8,400 963,200 2,396,400					
Total Parcel 2.527 1,424,800 8,400 963,200 2,396,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 450.62		/Parcel: 450.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,309,400	7900	2.527	935,200	2,252,500		Year End Roll	12/2/2024
2024	101	FV	1,257,500	7900	2.527	916,100	2,181,500		Year end	11/9/2023
2023	101	FV	1,083,400	7900	2.527	744,100	1,835,400	1,835,400	Year end	11/3/2022
2022	101	FV	919,600	12500	2.527	688,900	1,621,000	1,621,000	Year End Roll	10/19/2021
2021	101	FV	872,200	12500	2.527	644,100	1,528,800	1,528,800	Year End Roll	10/15/2020
2020	101	FV	857,400	12500	2.527	668,100	1,538,000	1,538,000	Year End Roll	9/26/2019
2019	101	FV	874,200	12500	2.527	650,500	1,537,200	1,537,200	Create Final va	6/4/2019
2018	101	FV	874,200	12500	2.527	650,500	1,537,200	1,537,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIDAKA JOANNE M	1307-62		8/29/2005		1,430,000	No	No		
NIEDERMEYER BER	1214-48		8/27/1999	CONVENIENC		1	No	No	
NIEDERMEYER BER	1211-64		8/27/1999	CONVENIENC	46,015	No	No		
NIEDERMEYER JOA	1076-154		12/8/1993	PART INTERES	125,158	No	No		PUT IN A TRUST
COUNTRYSIDE BUI	1076-154		12/18/1990		725,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2006	3540	RENOVATI	80,000	C	5/31/2007			Renovate kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	
12/1/2005	MEAS+INSPCTD	615	
3/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

