

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOLF JULIE
Owner 2:	
Owner 3:	
Street 1:	234 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4312 Type:

PREVIOUS OWNER

Owner 1:	WEINBERG - INGE TOFTEGAARD
Owner 2:	-
Street 1:	234 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4312

NARRATIVE DESCRIPTION

This parcel contains 2.647 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1992, having primarily CLAPBOARD Exterior and 3396 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		0.81		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									5,670						5,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.810		2,000	5,700	7,700	
101	1.837	1,129,300		958,400	2,087,700	
Total Card		2.647	1,129,300	2,000	964,100	2,095,400
Total Parcel		2.647	1,129,300	2,000	964,100	2,095,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 617.02		/Parcel: 617.02		

Legal Description	User Acct
1/9 interest in common land parcel 128-1-10.	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	1,041,100	1900	2.647	936,100	1,979,100		Year End Roll	12/2/2024
2024	101	FV	1,000,400	1900	2.647	916,900	1,919,200		Year end	11/9/2023
2023	101	FV	868,000	1900	2.647	744,900	1,614,800	1,614,800	Year end	11/3/2022
2022	101	FV	760,300	3100	2.647	689,700	1,453,100	1,453,100	Year End Roll	10/19/2021
2021	101	FV	711,700	3100	2.647	644,900	1,359,700	1,359,700	Year End Roll	10/15/2020
2020	101	FV	700,100	3100	2.647	668,900	1,372,100	1,372,100	Year End Roll	9/26/2019
2019	101	FV	714,100	3100	2.647	651,300	1,368,500	1,368,500	Create Final va	6/4/2019
2018	101	FV	714,100	3100	2.647	651,300	1,368,500	1,368,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINBERG,INGE T	1434-65		5/14/2013		1,400,000	No	No		
WEINBERG ARNOLD	1258-74		9/19/2002	CONVENIENC		1	Yes	No	
COUNTRYSIDE BUI	1091-76		2/12/1992		295,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	R-20-0009	BATH	32,500	C				Master bath renova
10/12/2017	6886	RENOVATI	15,000	C				Renovate bathroom
7/18/2013	5481	RENOVATI	35,000	C				reno laundry room
4/3/2006	3385	ADDITION	125,000	C	5/31/2007			Remodel kitchen;+
12/15/2005	3325	RENOVATI	30,000	C	5/31/2007			bathroom
4/6/2000	1918	SHED	7,000	C	6/8/2001			
4/6/2000	1917	DEMOLITI		C	6/8/2001			shed
8/31/1994	335	SHED	1,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
7/29/2021	QUESTIONNAIR	624	W Coelho
1/30/2014	SALES INSP	618	G BOURGAULT
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	50	
6/8/2001	MEAS/EXT INS	613	
6/1/1996	MEAS+INSPCTD	606	
3/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



