

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	OLSON TR LAURA
Owner 2:	37 LINCOLN ROAD REALTY TRUST
Owner 3:	
Street 1:	37 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2010 Type:

PREVIOUS OWNER

Owner 1:	BANERJI - JULIAN
Owner 2:	BANERJI - LAURA OLSON
Street 1:	37 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2010

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1740, having primarily CLAPBOARD Exterior and 1986 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 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		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		56628.6		SQUARE FE	PRIME SITE		0	11.98	1.29	R4									874,403						874,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.300	394,400		874,400	1,268,800
Total Card	1.300	394,400		874,400	1,268,800
Total Parcel	1.300	394,400		874,400	1,268,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		638.87	/Parcel: 638.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	370,900	0	1.3	848,900	1,219,800		Year End Roll	12/2/2024
2024	101	FV	364,100	0	1.3	832,100	1,196,200		Year end	11/9/2023
2023	101	FV	306,000	0	1.3	675,100	981,100	981,100	Year end	11/3/2022
2022	101	FV	267,500	0	1.3	624,800	892,300	892,300	Year End Roll	10/19/2021
2021	101	FV	269,300	0	1.3	583,900	853,200	853,200	Year End Roll	10/15/2020
2020	101	FV	273,600	0	1.3	605,800	879,400	879,400	Year End Roll	9/26/2019
2019	101	FV	261,300	0	1.3	589,700	851,000	851,000	Create Final va	6/4/2019
2018	101	FV	261,300	0	1.3	589,700	851,000	851,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANERJI,JULIAN	84003-278		4/24/2025	CONVENIENC		1	No	No	
WATKINSON PETER	22180-537		7/1/1992		400,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2023	R-23-0189	WEATHERI	4,000	C				Weatherization & a
5/19/2020	R-20-0075	ROOF	9,000	C				Strip & re-roof pa
4/22/1998	1392	ROOF		C	6/4/1998			100% 6/4/98

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
6/4/1998	MEAS/EXT INS	602	
3/28/1996	MEAS+INSPCTD	606	
6/14/1994	FIELDREV CHG	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	64 6 0
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:	

