

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHARE MICHAEL
Owner 2:	MIZELL BENJAMIN
Owner 3:	
Street 1:	195 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4102 Type:

PREVIOUS OWNER

Owner 1:	SCHULTZ - MITCHELL D
Owner 2:	RATINER - MARGARET CRIS
Street 1:	195 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4102

NARRATIVE DESCRIPTION

This parcel contains 1.836 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1905, having primarily CLAPBOARD Exterior and 4410 Square Feet, with 1 Unit, 3 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		79976		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,314						958,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.836	1,080,500		958,300	2,038,800
Total Card		1.836	1,080,500	958,300	2,038,800
Total Parcel		1.836	1,080,500	958,300	2,038,800
Source:		Market Adj Cost		Total Value per SQ unit /Card:	462.26 /Parcel: 462.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,049,100	0	1.836	930,300	1,979,400		Year End Roll	12/2/2024
2024	101	FV	1,010,800	0	1.836	911,900	1,922,700		Year end	11/9/2023
2023	101	FV	1,004,500	0	1.836	739,900	1,744,400	1,744,400	Year end	11/3/2022
2022	101	FV	1,151,800	0	1.836	684,700	1,836,500	1,836,500	Year End Roll	10/19/2021
2021	101	FV	1,086,000	0	1.836	639,900	1,725,900	1,725,900	Year End Roll	10/15/2020
2020	101	FV	1,189,900	0	1.836	663,900	1,853,800	1,853,800	Year End Roll	9/26/2019
2019	101	FV	1,199,500	0	1.836	646,300	1,845,800	1,845,800	Create Final va	6/4/2019
2018	101	FV	1,199,500	0	1.836	646,300	1,845,800	1,845,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHULTZ,MITCHEL	1571-122		4/15/2021		1,825,000	No	No		
GRINDLAY JONATH	1353-40		5/2/2008	CHD>SALE	1,450,000	No	No		
LIPSEY STEVEN D	1048-34		8/26/1988		832,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2010	4497	MANUAL	3,000	C				repair 4 existing
3/5/2009	4130	RENOVATI	75,000	C	7/21/2010			kit remodel
9/18/2008	4048	RENOVATI	200,000	C	5/26/2009			2 bths into mst cl
6/19/2008	3971	FENCE		C				erect 4' high bla
8/13/1998	1494	ROOF	5,200	C	3/20/1999			new roof on front

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INFO FR MLS	625	J Frank
11/27/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
2/26/2009	MEAS+INSPCTD	100	
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
3/20/1999	MEAS/EXT INS	602	
3/26/1996	MEAS+INSPCTD	606	
1/8/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	96 18 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:	

