

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HILLSIDE RD, LINCOLN

OWNERSHIP

Owner 1:	GUTHKE KARL S
Owner 2:	GUTHKE DAGMAR C
Owner 3:	
Street 1:	36 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2020 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily WOOD SHING Exterior and 2137 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	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	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									21,805						21,800	
101	ONE FAM		0.94		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,580						6,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.400	266,400		986,800	1,253,200
Total Card 3.400 266,400 986,800 1,253,200					
Total Parcel 3.400 266,400 986,800 1,253,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 586.37		/Parcel: 586.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	265,500	0	3.4	958,800	1,224,300		Year End Roll	12/2/2024
2024	101	FV	258,800	0	3.4	936,300	1,195,100		Year end	11/9/2023
2023	101	FV	236,700	0	3.4	764,300	1,001,000	1,001,000	Year end	11/3/2022
2022	101	FV	210,400	0	3.4	709,100	919,500	919,500	Year End Roll	10/19/2021
2021	101	FV	192,500	0	3.4	664,300	856,800	856,800	Year End Roll	10/15/2020
2020	101	FV	190,800	0	3.4	688,300	879,100	879,100	Year End Roll	9/26/2019
2019	101	FV	172,900	0	3.4	670,700	843,600	843,600	Create Final va	6/4/2019
2018	101	FV	172,900	0	3.4	670,700	843,600	843,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREWSTER GALEN	782-198		8/19/1969		54,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
8/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	
7/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	96 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:	

PRINT

Date Time  
09/26/25 18:36:15

LAST REV

Date Time  
08/05/25 11:57:53

apro  
2428

ASR Map:  
Fact Dist:

Reval Dist:  
Year:

LandReason:  
BldReason:

CivilDistrict:  
Ratio:

