

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REINER KURT A
Owner 2:	REINER VIRGINIA E
Owner 3:	
Street 1:	237 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	GUZZI JILL D -
Owner 2:	-
Street 1:	237 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1923, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	473,500	11,000	1.900	544,300	1,028,800
Total Card	473,500	11,000	1.900	544,300	1,028,800
Total Parcel	473,500	11,000	1.900	544,300	1,028,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.67	/Parcel: 325.67

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/21/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	473,500	11000	1.9	544,300	1,028,800	1,028,800	Year End Roll	9/28/2017
2017	101	FV	432,900	11000	1.9	513,900	957,800	957,800	Year End Roll	9/29/2016
2016	101	FV	420,200	11000	1.9	498,700	929,900	929,900	Year End Roll	1/14/2016
2015	101	FV	404,700	11000	1.9	461,900	877,600	877,600	Year End	10/2/2014
2014	101	FV	400,800	11000	1.9	413,900	825,700	825,700	Year End Roll	1/23/2014
2013	101	FV	393,100	11000	1.97	404,000	808,100	808,100	Year End Roll	10/25/2012
2012	101	FV	386,500	11400	1.97	444,000	841,900	841,900	Year End	1/26/2012
2011	101	FV	507,700	14100	1.97	451,200	973,000	973,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUZZI JILL D,	1386-32		6/25/2010		950000	No	No			
GUZZI JILL D,	1336-29		4/20/2007	FAMILY		1	No	No		
GUZZI JILL D,	1336-28		4/20/2007	FAMILY		1	No	No		
GUZZI JILL D &	1331-60		12/27/2006	FAMILY		1	No	No		
GUZZI JILL D,	1331-59		12/27/2006	FAMILY		1	No	No		
GUZZI JILL D,	1326-124		9/21/2006	FAMILY		1	No	No		
GUZZI JILL D,	1326-123		9/21/2006	FAMILY		1	No	No		
HARNDEN ERIC H,	1322-135		7/6/2006	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/18/1996	1107-96	RENO-ADD	95,000	C	5/24/1997			
11/13/1996	1085-96	MANUAL	2,000	C	5/24/1997			ADD/FOUN

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2011	MEAS+INSPCTD	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	D VELUTTI
7/16/1997	MEAS/EXT INS	600	PA
5/24/1997	MEAS+INSPCTD	602	D TUCKER
4/2/1996	MEAS+INSPCTD	606	J SMITH
7/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.89955	Total SF/SM:	82744.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	544,290	Spl Credit	Total:	544,300
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USER DEFINED

Prior Id # 1:	115 10 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:	

PRINT

Date	Time
10/02/18	15:36:04

LAST REV

Date	Time
04/09/13	09:39:31
apro	
371	

