



**PROPERTY LOCATION**

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

**OWNERSHIP**

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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	261,300		1.300	589,700	851,000
Total Card		261,300	1.300	589,700	851,000
Total Parcel		261,300	1.300	589,700	851,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 428.50		/Parcel: 428.50	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
04/27/17

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	261,300	0	1.3	589,700	851,000	851,000	Year End Roll	9/28/2017
2017	101	FV	345,300	0	1.3	583,900	929,200	929,200	Year End Roll	9/29/2016
2016	101	FV	337,600	0	1.3	567,100	904,700	904,700	Year End Roll	1/14/2016
2015	101	FV	319,000	0	1.3	524,800	843,800	843,800	Year End	10/2/2014
2014	101	FV	305,700	0	1.3	489,000	794,700	794,700	Year End Roll	1/23/2014
2013	101	FV	297,700	0	1.24	469,300	767,000	767,000	Year End Roll	10/25/2012
2012	101	FV	297,700	0	1.24	474,300	772,000	772,000	Year End	1/26/2012
2011	101	FV	311,000	0	1.24	490,400	801,400	801,400	Year End	2/10/2011

**PRINT**

Date	Time
10/02/18	21:06:58

**LAST REV**

Date	Time
06/07/17	15:31:05

**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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1740, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WATKINSON PETER	22180-537		7/1/1992		400000	No	No			

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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	D TUCKER
3/28/1996	MEAS+INSPCTD	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA
5/1/1991	INSPECTED	601	PAUL MARSH

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 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	8.08	1.289	R4									589,748						589,700	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.30001	Total SF/SM: 56628.43	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 589,748	Spl Credit	Total: 589,700
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