



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MIARA LINCOLN J
Owner 2:	MIARA MARIA E
Owner 3:	
Street 1:	37 NORTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GLEINER - J ARTHUR
Owner 2:	BAIM - MARGARET A
Street 1:	37 NORTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		1.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,960						7,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	456,800	900	2.997	567,000	1,024,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 289.40						/Parcel: 260.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	491,000	900	2.997	549,400	1,041,300	1,041,300	Create Final value 2019	6/4/2019
2018	101	FV	529,800	900	2.997	549,400	1,080,100	1,080,100	Year End Roll	9/28/2017
2017	101	FV	517,900	900	2.997	519,000	1,037,800	1,037,800	Year End Roll	9/29/2016
2016	101	FV	505,000	900	2.997	503,800	1,009,700	1,009,700	Year End Roll	1/14/2016
2015	101	FV	493,000	900	2.997	467,000	960,900	960,900	Year End	10/2/2014
2014	101	FV	462,500	900	2.997	419,000	882,400	882,400	Year End Roll	1/23/2014
2013	101	FV	454,000	900	2.997	407,000	861,900	861,900	Year End Roll	10/25/2012
2012	101	FV	454,000	900	3.	521,000	975,900	975,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLEINER, J ARTHU	70441-283		12/27/2017		1026000	No	No			
KENNELLY, ELLEN	65876-420		8/7/2015		1190000	No	No			
LESLIE MALCOLM	41424-546		11/14/2003		1052000	No	No			
SLAVIN GERALD D	28977-040		8/14/1998		763500	No	No			
LAW, JOHN + NAN	12725-114		11/6/1974		39000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/31/2009	4253	ROOF		C				strip and re-roof
3/17/2000	1896	MANUAL	36,500	C	6/12/2001			renovate bathroom,

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS/EXT INS	622	K Cuoco
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
6/12/2001	MEAS/EXT INS	615	
4/15/1999	MEAS+INSPCTD	600	
2/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

