



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:

PREVIOUS OWNER

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

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.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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	8.3	1.289	R4									605,805						605,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	273,600		1.300	605,800	879,400		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:			442.80		/Parcel:	442.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	261,300	0	1.3	589,700	851,000	851,000	Create Final value 2019	6/4/2019
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

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			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	
3/28/1996	MEAS+INSPCTD	606	
6/14/1994	FIELDREV CHG	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

