

Town Of Lincoln



Patriot Properties Inc.

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(n) RANCH Building Built about 1952, Having Primarily WOOD SHING 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	Descip	%	Item	Code	Descip
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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									18,690						18,700	
101	ONE FAM		0.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,640						5,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	190,800		3.400	688,300	879,100
Total Card		190,800	3.400	688,300	879,100
Total Parcel		190,800	3.400	688,300	879,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 411.33		/Parcel: 411.33	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	172,900	0	3.4	670,700	843,600	843,600	Create Final value 2019	6/4/2019
2018	101	FV	172,900	0	3.4	670,700	843,600	843,600	Year End Roll	9/28/2017
2017	101	FV	171,100	0	3.4	664,300	835,400	835,400	Year End Roll	9/29/2016
2016	101	FV	169,300	0	3.4	645,900	815,200	815,200	Year End Roll	1/14/2016
2015	101	FV	165,700	0	3.4	599,500	765,200	765,200	Year End	10/2/2014
2014	101	FV	160,700	0	3.4	560,300	721,000	721,000	Year End Roll	1/23/2014
2013	101	FV	157,200	0	3.34	542,500	699,700	699,700	Year End Roll	10/25/2012
2012	101	FV	157,200	0	3.34	562,500	719,700	719,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BREWSTER GALEN	782-198		8/19/1969		54000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
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

Total AC/HA:	3.39955	Total SF/SM:	148084.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	688,330	Spl Credit		Total:	688,300
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