

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHILLER BENJAMIN
Owner 2:	GRAY LAURIE
Owner 3:	
Street 1:	194 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARSHAD - UMAR
Owner 2:	JAN - AMBAREEN GUL
Street 1:	194 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily WOOD Exterior and 4699 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	1,078,500		958,500	2,037,000
Total Card	1.840	1,078,500		958,500	2,037,000
Total Parcel	1.840	1,078,500		958,500	2,037,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		433.50	/Parcel: 433.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	989,600	0	1.84	930,500	1,920,100		Year End Roll	12/2/2024
2024	101	FV	978,100	0	1.84	912,100	1,890,200		Year end	11/9/2023
2023	101	FV	840,600	0	1.84	740,100	1,580,700	1,580,700	Year end	11/3/2022
2022	101	FV	705,700	0	1.84	684,900	1,390,600	1,390,600	Year End Roll	10/19/2021
2021	101	FV	626,200	0	1.84	640,100	1,266,300	1,266,300	Year End Roll	10/15/2020
2020	101	FV	615,200	0	1.84	664,100	1,279,300	1,279,300	Year End Roll	9/26/2019
2019	101	FV	596,600	0	1.84	646,500	1,243,100	1,243,100	Create Final va	6/4/2019
2018	101	FV	596,600	0	1.84	646,500	1,243,100	1,243,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARSHAD,UMAR	1602-51		5/16/2023		1,920,000	No	No		
DERBYSHIRE,HEID	1583-158		10/9/2020		1,480,000	No	No		
ANDERSON BRUCE	1189-56		6/18/1998		767,500	No	No		DOC#1069456
VANGUARD SAVING	1091-54		2/10/1992	FORECLOSURE	170,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2024	R-24-0048	SOLAR PA	49,248	C				Roof top solar pan
2/21/2024	R-24-0033	ROOF	33,795	C				Strip & re-roof
6/26/2001	2281	RENOVATI	65,000	C	6/1/2002			basement

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2025	MEAS/EXT INS	6	JN
4/3/2018	INFO AT DOOR	622	K Cuoco
11/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/1/2002	MEAS/EXT INS	613	
4/16/1999	MEAS+INSPCTD	600	
3/26/1996	MEAS+INSPCTD	606	
5/27/1994	FIELDREV CHG	600	
1/7/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	103 1 2
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:	
CivilDistrict:	
Ratio:	

