

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REINER KURT A
Owner 2:	REINER VIRGINIA E
Owner 3:	
Street 1:	237 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	GUZZI JILL D -
Owner 2:	-
Street 1:	237 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1923, having primarily CLAPBOARD Exterior and 3159 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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	A	SEPTIC
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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									2,205						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	717,800	12,000	800,600	1,530,400
Total Card 1.900 717,800 12,000 800,600 1,530,400					
Total Parcel 1.900 717,800 12,000 800,600 1,530,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		484.46	/Parcel: 484.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	631,900	11200	1.9	777,400	1,420,500		Year End Roll	12/2/2024
2024	101	FV	602,100	11200	1.9	761,900	1,375,200		Year end	11/9/2023
2023	101	FV	598,100	11200	1.9	701,900	1,311,200	1,311,200	Year end	11/3/2022
2022	101	FV	516,700	11000	1.9	634,700	1,162,400	1,162,400	Year End Roll	10/19/2021
2021	101	FV	484,200	11000	1.9	561,900	1,057,100	1,057,100	Year End Roll	10/15/2020
2020	101	FV	452,400	11000	1.9	561,900	1,025,300	1,025,300	Year End Roll	9/26/2019
2019	101	FV	473,500	11000	1.9	544,300	1,028,800	1,028,800	Create Final va	6/4/2019
2018	101	FV	473,500	11000	1.9	544,300	1,028,800	1,028,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUZZI JILL D,	1386-32		6/25/2010		950,000	No	No		
GUZZI JILL D,	1336-29		4/20/2007	FAMILY		1	No	No	
GUZZI JILL D,	1336-28		4/20/2007	FAMILY		1	No	No	
GUZZI JILL D &	1331-60		12/27/2006	FAMILY		1	No	No	
GUZZI JILL D,	1331-59		12/27/2006	FAMILY		1	No	No	
GUZZI JILL D,	1326-124		9/21/2006	FAMILY		1	No	No	
GUZZI JILL D,	1326-123		9/21/2006	FAMILY		1	No	No	
HARNDEN ERIC H,	1322-135		7/6/2006	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2024	R-24-2024	ROOF	21,617	C				Strip & re-roof ho
4/5/2022	R-22-0065	BATH	26,500	C	6/9/2022			Bathroom remodel
12/18/1996	1107-96	RENO-ADD	95,000	C	7/16/1997			
11/13/1996	1085-96	MANUAL	2,000	C	5/24/1997			ADD/FOUN

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2011	MEAS+INSPCTD	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	
7/16/1997	MEAS+EXT INS	600	
5/24/1997	MEAS+INSPCTD	602	
4/2/1996	MEAS+INSPCTD	606	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	115 10 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:	
CivilDistrict:	
Ratio:	

