

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	DE BASSOLS CARLOTA VINALS Y
Owner 2:	
Owner 3:	
Street 1:	37 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4510 Type:

PREVIOUS OWNER

Owner 1:	WARZECHA - TERRENCE J
Owner 2:	HARRIS - KATHLEEN M
Street 1:	37 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4510

NARRATIVE DESCRIPTION

This parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily STUCCO Exterior and 2948 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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		46609		SQUARE FE	PRIME SITE		0	11.98	1.50	R4									838,396						838,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.070	1,027,700	7,100	838,400	1,873,200
Total Card 1.070 1,027,700 7,100 838,400 1,873,200					
Total Parcel 1.070 1,027,700 7,100 838,400 1,873,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 635.37		/Parcel: 635.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,178,600	6600	1.07	813,900	1,999,100		Year End Roll	12/2/2024
2024	101	FV	1,118,200	6600	1.07	797,800	1,922,600		Year end	11/9/2023
2023	101	FV	959,000	6600	1.07	647,300	1,612,900	1,612,900	Year end	11/3/2022
2022	101	FV	817,600	8500	1.07	599,100	1,425,200	1,425,200	Year End Roll	10/19/2021
2021	101	FV	323,400	8500	1.07	559,900	891,800	891,800	Year End Roll	10/15/2020
2020	101	FV	317,600	8500	1.07	580,900	907,000	907,000	Year End Roll	9/26/2019
2019	101	FV	312,200	8500	1.07	565,500	886,200	886,200	Create Final va	6/4/2019
2018	101	FV	312,200	8500	1.07	565,500	886,200	886,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARZECHA,TERREN	1559-62		6/29/2020		1,505,000	No	No		
BENTLEY, JOYCE	1162-9		9/27/1996		480,000	No	No		
ROBERT P. BENTL	1085-73		8/23/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2000	2045	GARAGE	30,000	C	6/8/2001			
4/10/1997	1161-97	RENOVATI	75,000	C	7/1/1998			15% 3/10/98 95%

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
7/7/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	
3/10/1998	MEAS+INSPCTD	602	
7/17/1997	MEAS/EXT INS	600	
2/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	121 3 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:	

PRINT

Date Time  
09/26/25 14:55:30

LAST REV

Date Time  
06/26/25 13:30:53

apro  
588

PAT ACCT.

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

