



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
165		LEXINGTON RD, LINCOLN
Unit #:		
Owner 1: BUTTWIN WILLIAM G		
Owner 2: GRASSI ANITA MARIE		
Owner 3:		
Street 1: 165 LEXINGTON RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2310	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.857	698,900	500	700,900	1,400,300
Total Card 1.857 698,900 500 700,900 1,400,300					
Total Parcel 1.857 698,900 500 700,900 1,400,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 418.75		/Parcel: 418.75	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/21/24
!1134!	

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	775,700	500	1.857	693,700	1,469,900		Year End Roll	12/2/2024
2024	101	FV	766,800	500	1.857	680,100	1,447,400		Year end	11/9/2023
2023	101	FV	660,600	500	1.857	640,100	1,301,200	1,301,200	Year end	11/3/2022
2022	101	FV	553,100	700	1.857	580,100	1,133,900	1,133,900	Year End Roll	10/19/2021
2021	101	FV	492,100	700	1.857	500,100	992,900	992,900	Year End Roll	10/15/2020
2020	101	FV	483,700	700	1.857	508,100	992,500	992,500	Year End Roll	9/26/2019
2019	101	FV	469,200	700	1.857	491,300	961,200	961,200	Create Final va	6/4/2019
2018	101	FV	469,200	700	1.857	491,300	961,200	961,200	Year End Roll	9/28/2017

Parcel ID 130 5 0

**PRINT**

Date	Time
09/26/25	15:52:00

**LAST REV**

Date	Time
12/12/24	10:42:04

apro 1134

**USER DEFINED**

Prior Id # 1:	33 11 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1987, having primarily WOOD Exterior and 3344 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPINOSA KATHLEE	28621-462		5/26/1998	DIVORCE/ESTA	537,500	No	No		
SPINOSA, KATHLE	24330-571		3/7/1994	FAMILY		No	No		
ROBERT SPINOSA	21010-241		2/15/1991	FAMILY		No	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2023	R-23-0145	DOORS	8,711	C				Replace 1 patio do
9/5/2001	2336	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/21/2024	MEAS+INSPCTD	7	SB
6/18/2007	MEAS/EXT INS	617	D HASCHIG
4/9/1999	MEAS+INSPCTD	600	
2/22/1996	MEAS+INSPCTD	606	
4/21/1995	INSPECTED	600	

**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

Sign: VERIFICATION OF VISIT NOT DATA

**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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									140						100	Wetland

