

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	SULLIVAN JOSEPH
Owner 2:	SULLIVAN MEGHAN
Owner 3:	
Street 1:	167 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CONSTITUTION PROPERTIES LLC -
Owner 2:	-
Street 1:	967 NORTH MAIN STREET
Twn/City:	RANDOLPH
St/Prov:	MA Cntry
Postal:	02368

NARRATIVE DESCRIPTION

This parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1990, having primarily CLAPBOARD Exterior and 3469 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.183		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									6,405						6,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.020	597,100		804,800	1,401,900
Total Card 2.020 597,100 804,800 1,401,900					
Total Parcel 2.020 597,100 804,800 1,401,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 404.17		/Parcel: 404.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	564,000	0	2.02	781,600	1,345,600		Year End Roll	12/2/2024
2024	101	FV	556,500	0	2.02	765,500	1,322,000		Year end	11/9/2023
2023	101	FV	783,100	0	2.02	705,500	1,488,600	1,488,600	Year end	11/3/2022
2022	101	FV	696,100	0	2.02	638,300	1,334,400	1,334,400	Year End Roll	10/19/2021
2021	101	FV	653,700	0	2.02	565,500	1,219,200	1,219,200	Year End Roll	10/15/2020
2020	101	FV	648,400	0	2.02	565,500	1,213,900	1,213,900	Year End Roll	9/26/2019
2019	101	FV	589,600	0	2.02	547,900	1,137,500	1,137,500	Create Final va	6/4/2019
2018	101	FV	589,600	0	2.02	547,900	1,137,500	1,137,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTITUTION PR	81021-263		12/5/2022		1,200,000	No	No		
LAFauci TR,Sylv	80561-573		8/10/2022	SUBSEQUENT S	975,000	No	No		
LAFauci Nichola	51724-270		9/26/2008	FAMILY		1	No	No	
NICHOLAS LAFauc	22633-177		11/19/1992	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2023	R-23-0103	INSULATI	6,000	C				Insulation work as
8/25/2022	R-22-0205	DOORS	11,000	C	9/21/2022			Replace 6 sliding
10/29/2020	R-20-0196	ROOF	37,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	M&L COMPLETE	602	
5/7/1996	MEAS+INSPCTD	606	
2/22/1996	MEAS/EXT INS	606	
4/27/1994	FIELDREV CHG	600	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	33 11 1
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:	

!1135!

PRINT  
Date Time  
09/26/25 15:52:07

LAST REV  
Date Time  
08/14/23 14:40:34  
apro  
1135

PAT ACCT.

