

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COLLINS ANDREW M
Owner 2:	COLLINS KARINA
Owner 3:	
Street 1:	169 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAO - YUNFEI
Owner 2:	WANG - SHUHUI
Street 1:	169 LEXINGTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2018, having primarily CLAPBOARD Exterior and 2740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

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		78388.28		SQUARE FE	PRIME SITE		0	8.76	1.01	R2									696,563						696,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	536,000		696,600	1,232,600
Total Card		1.800	536,000	696,600	1,232,600
Total Parcel		1.800	536,000	696,600	1,232,600
Source:		Market Adj Cost		Total Value per SQ unit /Card: 449.85 /Parcel: 449.85	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	506,000	0	1.8	689,400	1,195,400		Year End Roll	12/2/2024
2024	101	FV	499,000	0	1.8	675,900	1,174,900		Year end	11/9/2023
2023	101	FV	495,500	0	1.8	636,100	1,131,600	1,131,600	Year end	11/3/2022
2022	101	FV	452,100	0	1.8	576,500	1,028,600	1,028,600	Year End Roll	10/19/2021
2021	101	FV	444,800	0	1.8	497,000	941,800	941,800	Year End Roll	10/15/2020
2020	101	FV	490,100	0	1.8	504,900	995,000	995,000	Year End Roll	9/26/2019
2019	130	FV		0	1.8	488,200	488,200	488,200	Create Final va	6/4/2019
2018	130	FV		0	1.8	488,200	488,200	488,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAO, YUNFEI	82939-485		6/27/2024		1,275,000	No	No		
SPERTNER, DAVID	72394-78		3/29/2019		957,500	No	No		
CELLUCI TR ET A	69925-111		9/13/2017	CHANGE IN US	350,000	No	No		
CELLUCCI, DANIEL	67629-354		7/15/2016	FAMILY	10	No	No		
CELLUCCI, DANIE	24463-520		4/19/1994	FAMILY		Yes	No		
DELLIPRISCOLI J	20524-154		5/4/1990		206,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2017	6899	SHEET MT	15,000	O				Sheet metal work f
7/26/2017	6805	NEW HOME	360,000	C	9/11/2018			Single family hous

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	33 11 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:	

