

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEVY TR MORRIS S
Owner 2:	LEVY TR WENDY W
Owner 3:	LEVY REALTY TRUST
Street 1:	161 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2310 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1948, having primarily ALUMINUM Exterior and 3126 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 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	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		41817		SQUARE FE	PRIME SITE		0	8.76	1.64	R2									600,456						600,500	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	600,456	SpI Credit	Total:	600,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	539,400		600,500	1,139,900
Total Card	0.960	539,400		600,500	1,139,900
Total Parcel	0.960	539,400		600,500	1,139,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	364.65	/Parcel:	364.65

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	.96	594,300	1,100,300		Year End Roll	12/2/2024
2024	101	FV	503,100	0	.96	582,600	1,085,700		Year end	11/9/2023
2023	101	FV	439,900	0	.96	548,400	988,300	988,300	Year end	11/3/2022
2022	101	FV	379,200	0	.96	497,000	876,200	876,200	Year End Roll	10/19/2021
2021	101	FV	373,900	0	.96	428,400	802,300	802,300	Year End Roll	10/15/2020
2020	101	FV	334,600	0	.96	435,300	769,900	769,900	Year End Roll	9/26/2019
2019	101	FV	322,900	0	.96	420,900	743,800	743,800	Create Final va	6/4/2019
2018	101	FV	322,900	0	.96	420,900	743,800	743,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY, MORRIS S.	26042-597		2/12/1996	CONVENIENC		No	No		PUT IN TRUST
MORRIS LEVY	16411-381		9/5/1985	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2025	R-25-0061	DOORS	34,710	C				4 windows, 1 entry
7/30/2018	7150	MANUAL	8,540	C				Replace a patio do
3/29/2018	7018	ROOF	22,425	C				Replace skylight;
9/11/2008	4041	RENOVATI	12,500	C	4/30/2009			remodel 1st fl bat
3/8/1993	204	RENO-GAR	15,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
4/30/2009	LEFT NOTICE	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	
2/22/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/9/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 15 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:	

!1142!

PRINT

Date	Time
09/26/25	15:52:53

LAST REV

Date	Time
05/28/25	13:57:13

blakeley
1142

