



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	33 24 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:	

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENEHY-LEO MARY
Owner 2:	
Owner 3:	
Street 1:	141 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

Owner 1:	DENEHY BERNADETTA J -
Owner 2:	-
Street 1:	141 LEXINGTON RD RFD #2
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This parcel contains 2.297 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1950, having primarily BRICK Exterior and 2506 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.46		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									3,220						3,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.297	313,900		583,200	897,100
Total Card	2.297	313,900		583,200	897,100
Total Parcel	2.297	313,900		583,200	897,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	357.98	/Parcel:	357.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

GIS Ref	
GIS Ref	
Insp Date	09/03/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	275,100	0	2.297	549,600	824,700		Year End Roll	12/2/2024
2024	101	FV	269,700	0	2.297	538,800	808,500		Year end	11/9/2023
2023	101	FV	267,900	0	2.297	562,800	830,700	830,700	Year end	11/3/2022
2022	101	FV	223,800	0	2.297	509,200	733,000	733,000	Year End Roll	10/19/2021
2021	101	FV	203,300	0	2.297	442,800	646,100	646,100	Year End Roll	10/15/2020
2020	101	FV	189,600	0	2.297	382,800	572,400	572,400	Year End Roll	9/26/2019
2019	101	FV	193,100	0	2.297	366,000	559,100	559,100	Create Final va	6/4/2019
2018	101	FV	193,100	0	2.297	366,000	559,100	559,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENEHY BERNADET	39125-45		5/9/2003	CONVENIENC		1	No	No	
LEONARDO MASCAR	8094-319		6/24/1953				No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	6884	RENOVATI	71,372	C	4/19/2018			Repair fire damage
9/15/2009	4269	RENOVATI	7,153	C				replace 5 windows

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2019	PERMIT VISIT	622	K Cuoco
1/4/2019	PERMIT VISIT	622	K Cuoco
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/6/1999	M&L COMPLETE	602	
2/20/1996	MEAS+INSPCTD	606	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

