

129

25

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card / 919,700 /

Total Parcel 919,700

USE VALUE:

919,700 /

919,700

ASSESSed:

919,700 /

919,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PELLEGRINI STEVEN
Owner 2:	PELLEGRINI MELANIE
Owner 3:	
Street 1:	152 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Olivieri - James
Owner 2:	Olivieri Dorothy M -
Street 1:	232 Lakeview Ave
Twn/City:	Taunton
St/Prov:	MA Cntry
Postal:	02780

NARRATIVE DESCRIPTION

This parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1950, having primarily VINYL Exterior and 1985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

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		47480		SQUARE FE	PRIME SITE		0	8.76	1.48	R2									615,336						615,300	

Total AC/HA:	1.08999	Total SF/SM:	47480	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	615,336	SpI Credit	Total:	615,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.090	297,000	7,400	615,300	919,700
Total Card 1.090 297,000 7,400 615,300 919,700					
Total Parcel 1.090 297,000 7,400 615,300 919,700					
Source: Market Adj Cost		Total Value per SQ unit /Card:		463.33	/Parcel: 463.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	278,400	6900	1.09	609,000	894,300		Year End Roll	12/2/2024
2024	101	FV	276,700	6900	1.09	597,100	880,700		Year end	11/9/2023
2023	101	FV	239,800	6900	1.09	562,000	808,700	808,700	Year end	11/3/2022
2022	101	FV	214,600	8500	1.09	509,300	732,400	732,400	Year End Roll	10/19/2021
2021	101	FV	201,900	8500	1.09	439,000	649,400	649,400	Year End Roll	10/15/2020
2020	101	FV	178,600	8500	1.09	446,000	633,100	633,100	Year End Roll	9/26/2019
2019	101	FV	173,200	8500	1.09	431,300	613,000	613,000	Create Final va	6/4/2019
2018	101	FV	173,200	8500	1.09	431,300	613,000	613,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Olivieri,James	59636-67		7/30/2012		482,500	No	No		Death Cert for Mary Bk59636 pg66
	9471-504		10/1/1959		17,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2025	R-25-0038	MANUAL	15,760	C				Replace 3 windows,
10/2/2020	R-20-0166	BATH	28,000	C	1/5/2021			Bathroom remodel o
7/29/2020	R-20-0124	MANUAL	4,200	C				Weatherization and
8/24/2015	6206	ROOF	7,600	C				Strip and re-roof
7/15/2014	5827	RENOVATI	40,000	C	5/27/2015			Sunroom remodel

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
5/27/2015	PERMIT VISIT	619	DH
10/7/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/2/1999	M&L COMPLETE	602	
2/22/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 7 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:	

PRINT

Date	Time
09/26/25	15:54:38

LAST REV

Date	Time
05/19/25	11:21:39

blakeley 1158

