

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORITZ TR KATHY LEE
Owner 2:	
Owner 3:	135 LEXINGTON RD REALTY TRUST
Street 1:	CHONG FAMILY LIMITED PART
Street 2:	135 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

Owner 1:	MORITZ KATHY LEE -
Owner 2:	MORITZ KATHY LEE TR -
Street 1:	135 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This parcel contains 2.398 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1880, having primarily BRICK Exterior and 5048 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.5618		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									19,663						19,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.398	1,031,500		818,100	1,849,600
Total Card		2.398	1,031,500	818,100	1,849,600
Total Parcel		2.398	1,031,500	818,100	1,849,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 366.40		/Parcel: 366.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	901,400	0	2.398	794,900	1,696,300		Year End Roll	12/2/2024
2024	101	FV	883,100	0	2.398	776,900	1,660,000		Year end	11/9/2023
2023	101	FV	877,000	0	2.398	716,900	1,593,900	1,593,900	Year end	11/3/2022
2022	101	FV	742,600	0	2.398	649,700	1,392,300	1,392,300	Year End Roll	10/19/2021
2021	101	FV	670,600	0	2.398	576,900	1,247,500	1,247,500	Year End Roll	10/15/2020
2020	101	FV	622,600	0	2.398	576,900	1,199,500	1,199,500	Year End Roll	9/26/2019
2019	101	FV	606,900	0	2.398	559,300	1,166,200	1,166,200	Create Final va	6/4/2019
2018	101	FV	606,900	0	2.398	559,300	1,166,200	1,166,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORITZ KATHY LE	44392-99		12/30/2004	CONVENIENC	10	No	No		50% interest
CHONG SUN CHA,	30949-236		12/10/1999	CONVENIENC	99	No	No		1/2 INT FROM CHONG
CHONG SUN CHA,	30949-224		12/10/1999	CONVENIENC	99	No	No		1/2 int from Chong
MORITZ KATHY LE	27560-013		8/8/1997	CONVENIENC	1	No	No		1/2 INT. FROM MORITZ
EVANS CYNTHIA	21953-374		4/17/1992		650,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	5750	RENO-ADD	44,275	C	5/27/2015			Install patio, ret
2/4/2014	5647	MANUAL	18,375	C	5/20/2014			construct a landin

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
5/20/2014	MEAS/EXT INS	25	D ERSKINE
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	
2/22/1996	MEAS/EXT INS	606	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	34 10 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	15:54:58

LAST REV

Date	Time
06/10/15	12:22:53

apro 1161

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