

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROGATKIN TR VLADIMIR
Owner 2:	
Owner 3:	MOUNT MORITZ REALTY TRUST
Street 1:	131 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROGATKIN - VICTOR
Owner 2:	ROGATKIN - VLADIMIR
Street 1:	21 NONESUCH RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains 2.09 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2001, having primarily WOOD SHING Exterior and 6897 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.25345		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									8,871						8,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.090	1,625,800		709,700	2,335,500
Total Card	2.090	1,625,800		709,700	2,335,500
Total Parcel	2.090	1,625,800		709,700	2,335,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	338.65	/Parcel:	338.65

Legal Description
2642.00
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
01/05/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,495,300	0	2.09	702,500	2,197,800		Year End Roll	12/2/2024
2024	101	FV	1,436,200	0	2.09	687,600	2,123,800		Year end	11/9/2023
2023	101	FV	1,240,400	0	2.09	647,600	1,888,000	1,888,000	Year end	11/3/2022
2022	101	FV	1,068,000	0	2.09	587,600	1,655,600	1,655,600	Year End Roll	10/19/2021
2021	101	FV	1,014,900	0	2.09	507,600	1,522,500	1,522,500	Year End Roll	10/15/2020
2020	101	FV	997,900	0	2.09	515,600	1,513,500	1,513,500	Year End Roll	9/26/2019
2019	101	FV	1,017,800	0	2.09	498,800	1,516,600	1,516,600	Create Final va	6/4/2019
2018	101	FV	1,017,800	0	2.09	498,800	1,516,600	1,516,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGATKIN,VICTOR	66047-214		9/9/2015	FAMILY	100	No	No		
MORITZ KATHY LE	30960-436		12/14/1999		247,500	Yes	No		
CHONG SUN CHA,	30949-208		12/10/1999	CONVENIENC	99	Yes	No		
MORITZ KATHY LE	27560-13		8/8/1997	CONVENIENC	1	Yes	No		
MORITZ KATHY LE	21953-374		4/17/1992		650,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2004	2867	FINISH B	10,000	C	6/26/2004			5/22 100%
8/30/2000	2066	NEW HOME	345,400	C	5/22/2004			3/23/02 50% 5/10/0

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS+INSPCTD	4	JG
11/20/2007	MEAS+INSPCTD	100	
6/26/2004	ENTRY DENIED	615	
5/22/2004	MEAS/EXT INS	615	
5/10/2003	MEAS+INSPCTD	615	
3/23/2002	MEAS/EXT INS	613	
8/15/2001	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



