

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORITZ TR KATHY LEE
Owner 2:	
Owner 3:	133 LEXINGTON RD REALTY TRUST
Street 1:	135 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2206 Type:

PREVIOUS OWNER

Owner 1:	CHONG SUN CHA -
Owner 2:	-
Street 1:	135 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This Parcel contains 2.16 ACRES of land mainly classified as OUT BLD

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
106	OUT BLD		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
106	OUT BLD		0.32345		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									11,321						11,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	2.160		33,300	809,700	843,000
Total Card 2.160 33,300 809,700 843,000					
Total Parcel 2.160 33,300 809,700 843,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	106	FV		31100	2.16	786,500	817,600		Year End Roll	12/2/2024
2024	106	FV		31100	2.16	769,700	800,800		Year end	11/9/2023
2023	106	FV		31100	2.16	709,700	740,800	740,800	Year end	11/3/2022
2022	106	FV		31100	2.16	642,500	673,600	673,600	Year End Roll	10/19/2021
2021	106	FV		31100	2.16	569,700	600,800	600,800	Year End Roll	10/15/2020
2020	106	FV		31100	2.16	569,700	600,800	600,800	Year End Roll	9/26/2019
2019	106	FV		31100	2.16	552,100	583,200	583,200	Create Final va	6/4/2019
2018	106	FV		31100	2.16	552,100	583,200	583,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHONG SUN CHA,	30949-196		12/10/1999	CONVENIENC	99	No	No		
MORITZ KATHY LE	27560-13		8/8/1997	CONVENIENC	1	No	No		
MORITZ KATHY LE	21953-374		4/17/1992		650,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2013	5412	DEMOLITI	3,500	C	5/20/2014			demo paddle tennis

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	34 10 3
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	15:55:20

LAST REV

Date	Time
06/17/14	11:22:01

apro	1164
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ASR Map:	
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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