

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

915,500 /

915,500

USE VALUE:

915,500 /

915,500

ASSESSED:

915,500 /

915,500

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RANCHEV LACHEZAR
Owner 2:	GOTOVA MAYA
Owner 3:	
Street 1:	124 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CUNNINGHAM TR - JAMES F
Owner 2:	JAMES F CUNNINGHAM REV TRUST -
Street 1:	124 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2215

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1954, having primarily WOOD SHING Exterior and 1876 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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		43560		SQUARE FE	PRIME SITE		0	8.76	1.59	R2									605,034						605,000	

Total AC/HA:	1.00000	Total SF/SM:	43560	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	605,034	SpI Credit	Total:	605,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	310,500		605,000	915,500
Total Card 1.000 310,500 605,000 915,500					
Total Parcel 1.000 310,500 605,000 915,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		488.01	/Parcel: 488.01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	279,200	0	1.	598,800	878,000		Year End Roll	12/2/2024
2024	101	FV	272,900	0	1.	587,100	860,000		Year end	11/9/2023
2023	101	FV	252,300	0	1.	552,500	804,800	804,800	Year end	11/3/2022
2022	101	FV	227,400	0	1.	500,700	728,100	728,100	Year End Roll	10/19/2021
2021	101	FV	210,800	0	1.	431,700	642,500	642,500	Year End Roll	10/15/2020
2020	101	FV	209,100	0	1.	438,600	647,700	647,700	Year End Roll	9/26/2019
2019	101	FV	192,600	0	1.	424,100	616,700	616,700	Create Final va	6/4/2019
2018	101	FV	192,600	0	1.	424,100	616,700	616,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNNINGHAM TR,J	81021-556		12/5/2022		900,000	No	No		
CUNNINGHAM,JAME	80659-496		8/31/2022	CONVENIENC		1	No	No	
PIERCE JAMES AN	21667-452		1/8/1992		250,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2025	1	FINISH B	20,000	O				
2/15/2023	R-23-0034	KITCHEN	114,270	O				Demolition & compl
1/5/2023	MEC-23-000	MECHANIC	34,355	O				Ductless mini spli
11/22/2013	5609	WDK	24,339	C	5/20/2014			replace existing p
8/19/2013	5516	WDK	18,000	C				rebuild existing d
8/24/2000	2061	RENOVATI	52,000	C	3/23/2002			special permit 5/2

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
5/20/2014	MEAS/EXT INS	25	D ERSKINE
9/15/2009	MEAS/EXT INS	25	D ERSKINE
3/23/2002	MEAS/EXT INS	615	
5/25/2001	MEAS/EXT INS	613	
6/30/1999	M&L EXTERIOR	602	
5/18/1996	MEAS+INSPCTD	606	
2/20/1996	MEAS/EXT INS	606	
6/9/1994	FIELDREV CHG	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	34 5 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	15:57:31

LAST REV

Date	Time
07/22/25	13:48:18

apro	1182
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1182
