

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

791,100 /

791,100

USE VALUE:

791,100 /

791,100

ASSESSED:

791,100 /

791,100

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 134 |        | LEXINGTON RD, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | ENILA JAMES K       |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 134 LEXINGTON RD    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                     |
|-----------|---------------------|
| Owner 1:  | ENILA - JAMES K     |
| Owner 2:  | HUTCHINGS - NANCY J |
| Street 1: | 134 LEXINGTON RD    |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry            |
| Postal:   | 01773               |

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 1350 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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     |          | 40075       |                    | SQUARE FE | PRIME SITE |           | 0          | 7.25       | 1.70 | R1    |            |           |        |   |        |   |        |   | 493,163         |           |   |           |        |      | 493,200   |       |

|              |         |              |       |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.92000 | Total SF/SM: | 40075 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 493,163 | SpI Credit | Total: | 493,200 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code                                   | Land Size | Building Value                 | Yard Items | Land Value | Total Value     |
|--|-----------|--------------------------------|------------|------------|-----------------|
| 101  | 0.920     | 297,900                        |            | 493,200    | 791,100         |
| Total Card 0.920 297,900 493,200 791,100   |           |                                |            |            |                 |
| Total Parcel 0.920 297,900 493,200 791,100 |           |                                |            |            |                 |
| Source: Market Adj Cost                    |           | Total Value per SQ unit /Card: |            | 586.00     | /Parcel: 586.00 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 291,300    | 0         | .92       | 464,600    | 755,900     |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 285,000    | 0         | .92       | 455,800    | 740,800     |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 264,500    | 0         | .92       | 476,200    | 740,700     | 740,700       | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 231,700    | 0         | .92       | 430,600    | 662,300     | 662,300       | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 215,800    | 0         | .92       | 374,100    | 589,900     | 589,900       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 214,200    | 0         | .92       | 323,100    | 537,300     | 537,300       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 198,400    | 0         | .92       | 308,800    | 507,200     | 507,200       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 198,400    | 0         | .92       | 308,800    | 507,200     | 507,200       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| ENILA,JAMES K   | 70527-478 |      | 1/19/2018 | CONVENIENC | 99         | No | No  |       |       |
| CARLSON KARIN J | 45283-154 |      | 5/31/2005 |            | 535,000    | No | No  |       |       |
| BYRNE BRIAN A,  | 27613-470 |      | 8/27/1997 |            | 265,000    | No | No  |       |       |
| DOMINIC UMBRELL | 16257-479 |      | 6/28/1985 |            | 170,000    | No | No  |       |       |

BUILDING PERMITS

| Date      | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 6/25/2010 | 4499   | FENCE    |         | C   |            |          |            | erect fench accord |
| 2/5/2003  | 2636   | ADDITION | 240,000 | C   | 5/22/2004  |          |            | second floor 6/17  |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/17/2024 | EXTRIOR ONLY | 6   | JN        |
| 1/6/2011   | MEAS+INSPCTD | 25  | D ERSKINE |
| 11/12/2005 | MEAS+INSPCTD | 615 |           |
| 5/22/2004  | MEAS/EXT INS | 615 |           |
| 6/17/2003  | MEAS/EXT INS | 615 |           |
| 5/6/1999   | M&L COMPLETE | 602 |           |
| 2/20/1996  | MEAS/EXT INS | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

|                |        |
|----------------|--------|
| Prior Id # 1:  | 34 8 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 15:57:52  
LAST REV  
Date Time  
12/18/24 14:21:45  
apro  
1185

Parcel ID 129 1 0

!1185!

