

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DALE SCOTT W
Owner 2:	DALE LORI A
Owner 3:	
Street 1:	84 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLINT LUCIE S -
Owner 2:	C/O PETER FLINT -
Street 1:	PO BOX 494
Twn/City:	E ORLEANS
St/Prov:	MA Cntry
Postal:	02643-0494

NARRATIVE DESCRIPTION

This parcel contains 3.03 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2004, having primarily WOOD SHING Exterior and 4396 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,705						40,700	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									210						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.030	1,727,000	600	999,300	2,726,900
Total Card 3.030 1,727,000 600 999,300 2,726,900					
Total Parcel 3.030 1,727,000 600 999,300 2,726,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 620.31		/Parcel: 620.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,583,500	500	3.03	971,300	2,555,300		Year End Roll	12/2/2024
2024	101	FV	1,528,000	500	3.03	947,100	2,475,600		Year end	11/9/2023
2023	101	FV	1,324,900	500	3.03	775,100	2,100,500	2,100,500	Year end	11/3/2022
2022	101	FV	1,176,300	500	3.03	719,900	1,896,700	1,896,700	Year End Roll	10/19/2021
2021	101	FV	1,143,300	500	3.03	675,100	1,818,900	1,818,900	Year End Roll	10/15/2020
2020	101	FV	1,178,500	500	3.03	699,100	1,878,100	1,878,100	Year End Roll	9/26/2019
2019	101	FV	1,348,700	500	3.03	681,500	2,030,700	2,030,700	Create Final va	6/4/2019
2018	101	FV	1,348,700	500	3.03	681,500	2,030,700	2,030,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLINT LUCIE S,	29741-107		1/28/1999		480,000	No	No		
	8180-75		12/1/1953	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2014	5655	RENOVATI	49,043	C	7/28/2014			remodel two baths
12/3/2010	4623	RENOVATI	16,200	C	9/18/2012			fin 2 rooms & 1/2
11/9/2005	3313	W/S FLUE		C				
8/3/2004	2993	DEMOLITI		C				demolish original
2/7/2003	2640	NEW HOME	512,000	C	5/22/2004			will demo home aft

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	EXTRIOR ONLY	6	JN
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	PERMIT VISIT	25	D ERSKINE
1/6/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2006	MEAS/EXT INS	50	
5/12/2005	MEAS+INSPCTD	615	
4/19/2005	MEAS/EXT INS	600	
5/22/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	46 4 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	16:13:26

LAST REV

Date	Time
12/20/24	11:08:24

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1341

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