

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUSSELL MILES C
Owner 2:	RUSSELL ELAINE COGLIANO
Owner 3:	
Street 1:	96 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2215 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4.41 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1936, having primarily BRICK Exterior and 3423 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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		2.573		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									90,055						90,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.410	733,700	400	1,048,500	1,782,600
Total Card 4.410 733,700 400 1,048,500 1,782,600					
Total Parcel 4.410 733,700 400 1,048,500 1,782,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 520.73		/Parcel: 520.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	692,800	400	4.41	1,020,500	1,713,700		Year End Roll	12/2/2024
2024	101	FV	663,500	400	4.41	989,200	1,653,100		Year end	11/9/2023
2023	101	FV	658,700	400	4.41	817,200	1,476,300	1,476,300	Year end	11/3/2022
2022	101	FV	575,800	600	4.41	762,000	1,338,400	1,338,400	Year End Roll	10/19/2021
2021	101	FV	554,500	600	4.41	717,200	1,272,300	1,272,300	Year End Roll	10/15/2020
2020	101	FV	549,700	600	4.41	741,200	1,291,500	1,291,500	Year End Roll	9/26/2019
2019	101	FV	535,800	600	4.41	723,600	1,260,000	1,260,000	Create Final va	6/4/2019
2018	101	FV	535,800	600	4.41	723,600	1,260,000	1,260,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIZABETH G. BR	19076-267		5/26/1988	PARTIAL INTR	1,000,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2012	5117	MANUAL	5,670	C				install solar elec
6/25/2004	2956	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	INSPECTED	6	JN
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/6/1999	M&L COMPLETE	602	
2/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 1 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:	

