Map	Lot	Sublot	Building	Unit	CARD
133	37	0			3 of 3

APARTMENT

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	150,800	/	1,771,300
USE VALUE:	150,800	/	1,771,300
ASSESSED:	150,800	/	1,771,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	HALLSTEIN TR SUSAN RICHARDS		
Owner 2:	SUSAN RICHARDS-HALLSTEIN TRUST		
Owner 3:	ADAMS JOCELYN & TREVOR		
Street 1:	90 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 2.32 ACRES of land mainly classified as ONE FAM with a APRTMNT-HR Building built about 2023, having primarily N/A Exterior and 991 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	150,800			150,800
Total Card	0.000	150,800			150,800
Total Parcel	2.320	795,800	200	975,300	1,771,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 152.17 | /Parcel: 377.13

Legal Description

Apartment being constructed 2023

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 133 37 0

!1348!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
09/26/25	16:14:36

LAST REV

Date	Time
07/26/24	16:43:14
apro	
1348	

USER DEFINED

Prior Id # 1:	47 1 1
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	84 - APRTMNT-HR		
Sty Ht:	1 - 1		
(Liv) Units:		Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:			
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

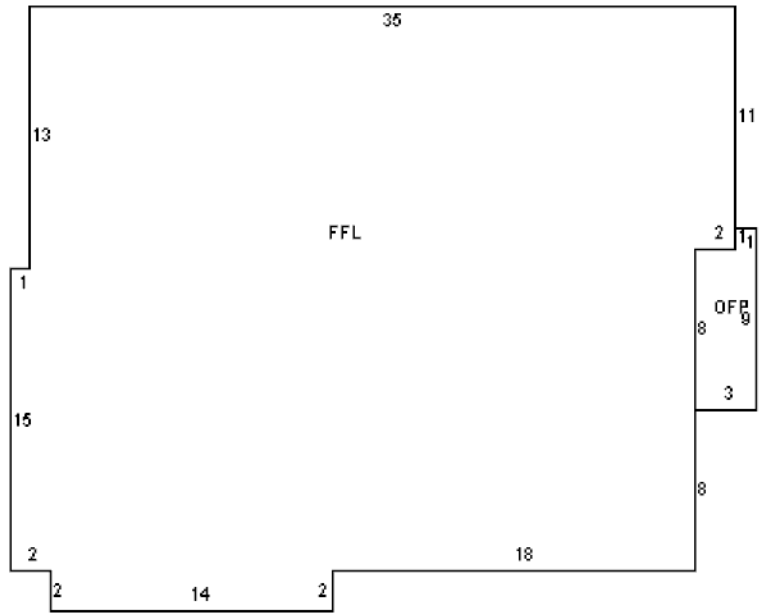
Full Bath	1	Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	1	HB					

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	2023	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	51.00
Size Adj.:	1.39999998
Const Adj.:	1.00000000
Adj $ / SQ:	71.400
Other Features:	15000
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	150778
Depreciation:	0
Depreciated Total:	150778

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	124.95
Special Features:	0	Val/Su Net:	148.43
Final Total:	150800	Val/Su SzAd	152.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	991	71.400	70,757
OFP	OPEN PORCH	25	16.050	401

Net Sketched Area:	1,016			Total:	71,158
Size Ad	991	Gross Area	1016	FinArea	991

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

133 37 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	