

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINKELSTEIN STAN
Owner 2:	FINKELSTEIN JILL BENEDICT
Owner 3:	
Street 1:	117 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.37 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1940, having primarily WOOD SHING Exterior and 3310 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.533		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									18,655						18,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.370	436,600	12,100	977,100	1,425,800
Total Card 2.370 436,600 12,100 977,100 1,425,800					
Total Parcel 2.370 436,600 12,100 977,100 1,425,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 430.70		/Parcel: 430.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	375,100	11300	2.37	949,100	1,335,500		Year End Roll	12/2/2024
2024	101	FV	367,600	11300	2.37	928,000	1,306,900		Year end	11/9/2023
2023	101	FV	365,100	11300	2.37	756,000	1,132,400	1,132,400	Year end	11/3/2022
2022	101	FV	326,100	12200	2.37	700,800	1,039,100	1,039,100	Year End Roll	10/19/2021
2021	101	FV	310,500	12200	2.37	656,000	978,700	978,700	Year End Roll	10/15/2020
2020	101	FV	289,100	12200	2.37	680,000	981,300	981,300	Year End Roll	9/26/2019
2019	101	FV	292,100	12200	2.37	662,400	966,700	966,700	Create Final va	6/4/2019
2018	101	FV	292,100	12200	2.37	662,400	966,700	966,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAM ADAMSON	21377-497		8/27/1991		345,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2024	R-24-0126	ROOF	63,500	C				Replace roof on ou
1/18/2022	R-22-0015	KITCHEN	38,000	C				Kitchen renovation
5/1/2015	6065	FINISH B	5,000	C				Build recreation s
4/30/2015	6064	WDK	5,000	C	3/3/2016			Repair deck damage
12/14/2012	5272	RENOVATI	19,800	C	6/24/2013			reno bath
9/27/1993	353	ADDITION	110,000	C	2/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	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+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 2 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:	

