

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINE DAVID H
Owner 2:	FINE ANGELA G
Owner 3:	
Street 1:	PO BOX 321610
Street 2:	
Twn/City:	COCOA BEACH
St/Prov:	FL Cntry Own Occ: Y
Postal:	32932 Type:

PREVIOUS OWNER

Owner 1:	FINE DAVID H -
Owner 2:	GRUENWALD ANGELA -
Street 1:	109 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This parcel contains 3.09 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1948, having primarily WOOD Exterior and 3241 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 6 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		0.09		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									630						600	Wetland

Total AC/HA:	3.08955	Total SF/SM:	134581	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	999,735	SpI Credit	Total:	999,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3.090	856,300	56,800	999,700	1,912,800	905	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 590.19						/Parcel: 590.19	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	794,100	53100	3.09	971,700	1,818,900		Year End Roll	12/2/2024
2024	101	FV	785,800	53100	3.09	947,400	1,786,300		Year end	11/9/2023
2023	101	FV	686,600	53100	3.09	775,400	1,515,100	1,515,100	Year end	11/3/2022
2022	101	FV	605,600	60000	3.09	720,200	1,385,800	1,385,800	Year End Roll	10/19/2021
2021	101	FV	563,500	60000	3.09	675,400	1,298,900	1,298,900	Year End Roll	10/15/2020
2020	101	FV	507,200	23100	3.09	699,400	1,229,700	1,229,700	Year End Roll	9/26/2019
2019	101	FV	482,400	23100	3.09	681,800	1,187,300	1,187,300	Create Final va	6/4/2019
2018	101	FV	482,400	23100	3.09	681,800	1,187,300	1,187,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINE DAVID H,	49184-434		3/28/2007	FAMILY	100	No	No		
FINE DAVID H,	29518-194		12/8/1998	CONVENIENC	1	No	No		
TRIPPE, BLAIR L	24634-97		6/21/1994		400,000	No	No		
W. LOEBER LANDA	21980-101		4/28/1992	FAMILY	98,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2019	R-19-0082	RENO-ADD	30,000	C				Addition of new ga
12/6/1996	1100-96	POOL	18,500	C	7/10/1997			
8/8/1995	787-95	MANUAL	111,500	C	7/10/1997			BED-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	EXTRIOR ONLY	6	JN
9/8/2020	CnfmdbldgDpt	624	W Coelho
9/13/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/8/1999	M&L COMPLETE	602	
7/10/1997	MEAS+INSPCTD	600	
2/20/1996	MEAS+INSPCTD	606	
7/20/1995	INSPECTED	600	
7/18/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 3 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	16:15:15

LAST REV

Date	Time
12/27/24	12:05:07

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