

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PRANGE JONATHAN D
Owner 2:	SHERLOCK SARAH P
Owner 3:	
Street 1:	111 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

Owner 1:	ROBERGE TR - JAMES K
Owner 2:	ROBERGE TR - NANCY J
Street 1:	111 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This parcel contains 3.62 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 4972 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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

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		1.7835		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									62,423						62,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.620	1,009,200	13,800	1,020,800	2,043,800
Total Card	3.620	1,009,200	13,800	1,020,800	2,043,800
Total Parcel	3.620	1,009,200	13,800	1,020,800	2,043,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		411.06	/Parcel: 411.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	953,700	12900	3.62	992,800	1,959,400		Year End Roll	12/2/2024
2024	101	FV	913,600	12900	3.62	965,500	1,892,000		Year end	11/9/2023
2023	101	FV	907,100	12900	3.62	793,500	1,713,500	1,713,500	Year end	11/3/2022
2022	101	FV	798,100	17400	3.62	738,300	1,553,800	1,553,800	Year End Roll	10/19/2021
2021	101	FV	769,300	17400	3.62	693,500	1,480,200	1,480,200	Year End Roll	10/15/2020
2020	101	FV	813,700	17400	3.62	717,500	1,548,600	1,548,600	Year End Roll	9/26/2019
2019	101	FV	991,200	17400	3.62	699,900	1,708,500	1,708,500	Create Final va	6/4/2019
2018	101	FV	991,200	17400	3.62	699,900	1,708,500	1,708,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERGE TR,JAME	71982-392		12/7/2018		1,250,000	No	No		
ROBERGE,JAMES K	62262-168		7/17/2013	FAMILY	10	No	No		
HUMEZ ALICE D	23244-117		5/28/1993	CHANGE IN US	250,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	R-19-0189	FINISH B	52,000	C	1/31/2020			Remodel basement t
7/21/1993	293	NEW HOME	340,000	C	7/28/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2020	QUESTIONNAIR	624	W Coelho
10/31/2019	ABATE-INSPEC	624	W Coelho
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
2/20/1996	MEAS+INSPCTD	606	
8/3/1995	INSPECTED	600	
7/28/1995	MEAS/EXT INS	600	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 3 14
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:	

!1359!

PRINT
Date Time
09/26/25 16:15:56

LAST REV
Date Time
08/28/20 12:27:03
apro
1359

Parcel ID 133 45 0

