



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	52.2.0
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:	

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEIR JOHN B
Owner 2:	WALKER KATHRYN F
Owner 3:	
Street 1:	28 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2105 Type:

PREVIOUS OWNER

Owner 1:	FLINT - SARAH A
Owner 2:	FLINT - SUSANNA P
Street 1:	28 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2105

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1690, having primarily CLAPBOARD Exterior and 3372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	99,900	35,300	700,900	836,100
Total Card	1.840	99,900	35,300	700,900	836,100
Total Parcel	1.840	99,900	35,300	700,900	836,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	247.95	/Parcel:	247.95

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	93,700	32900	1.84	693,700	820,300		Year End Roll	12/2/2024
2024	101	FV	91,900	32900	1.84	680,100	804,900		Year end	11/9/2023
2023	101	FV	76,500	32900	1.84	640,100	749,500	749,500	Year end	11/3/2022
2022	101	FV	56,800	35100	1.84	580,100	672,000	672,000	Year End Roll	10/19/2021
2021	101	FV	57,400	35100	1.84	640,100	732,600	732,600	Year End Roll	10/15/2020
2020	101	FV	58,400	35100	1.84	664,100	757,600	757,600	Year End Roll	9/26/2019
2019	101	FV	55,600	35100	1.84	646,500	737,200	737,200	Create Final va	6/4/2019
2018	101	FV	55,600	35100	1.84	646,500	737,200	737,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLINT ,SARAH A	82642-485		4/5/2024	CONVENIENC		10	No	No	
FLINT JR,EDWARD	64204-148		9/9/2014	FAMILY		1	No	No	
JOSEPHINE FLINT	12588-609		2/12/1974	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2025	R-25-0057		100	C				Repair plaster one
12/16/2024	E-24-269	MECHANIC		C				
11/12/2024	R-24-0214	MANUAL	3,500	C				Repair wall framin
10/12/2024	R-24-0213	BATH	3,500					
9/30/2024	P-24-0106	MANUAL	15,000	O				
7/9/2024	E-24-0141	MANUAL	43,820	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2020	ABATE-INSPEC	624	W Coelho
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	617	D HASCHIG
4/28/1999	M&L COMPLETE	602	
2/19/1996	MEAS+INSPCTD	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

