

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT MARGARET STEEVES
Owner 2:	FLINT SR WARREN F
Owner 3:	
Street 1:	C/O EPHRAIM B FLINT
Street 2:	PO BOX 6034
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLINT MARGARET STEEVES -
Owner 2:	-
Street 1:	27 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2113

NARRATIVE DESCRIPTION

This parcel contains 2.12 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1901, having primarily CLAPBOARD Exterior and 2464 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 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		0.283		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,905						9,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.120	311,700	11,400	968,300	1,291,400
Total Card 2.120 311,700 11,400 968,300 1,291,400					
Total Parcel 2.120 311,700 11,400 968,300 1,291,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 524.11		/Parcel: 524.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	294,500	10600	2.12	940,300	1,245,400		Year End Roll	12/2/2024
2024	101	FV	290,200	10600	2.12	920,500	1,221,300		Year end	11/9/2023
2023	101	FV	288,100	10600	2.12	748,500	1,047,200	1,047,200	Year end	11/3/2022
2022	101	FV	260,500	10900	2.12	693,300	964,700	964,700	Year End Roll	10/19/2021
2021	101	FV	247,800	10900	2.12	648,500	907,200	907,200	Year End Roll	10/15/2020
2020	101	FV	245,600	10900	2.12	672,500	929,000	929,000	Year End Roll	9/26/2019
2019	101	FV	232,500	10900	2.12	654,900	898,300	898,300	Create Final va	6/4/2019
2018	101	FV	232,500	10900	2.12	654,900	898,300	898,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLINT MARGARET	32928-380		5/25/2001	CONVENIENC		1	No	No	
WARREN FLINT	14894-103		2/9/1983	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2010	4580	ROOF		C				strip and re-roof
9/12/2002	2575	ROOF		C	7/1/2003			
8/13/1997	1251	RENOVATI	25,000	C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
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	
3/25/1998	MEAS/EXT INS	602	
2/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 5231

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:

Parcel ID 144 17 0

Entered Lot Size

Total Land:

Land Unit Type:

!1446!

PRINT

Date	Time
09/26/25	16:26:32

LAST REV

Date	Time
08/06/25	19:41:34

apro

1446

PAT ACCT.

