

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT TR EPHRAIM B
Owner 2:	WEIR TR MARGARET M
Owner 3:	CHARLES I REAL ESTATE TRUST
Street 1:	PO BOX 6034
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.12 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1900, having primarily WOOD SHING Exterior and 724 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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	85,400	106,000	968,300	1,159,700
Total Card 2.120 85,400 106,000 968,300 1,159,700					
Total Parcel 2.120 85,400 106,000 968,300 1,159,700					
Source: Market Adj Cost		Total Value per SQ Unit /Card:		1,601.80	/Parcel: 1,601.

Legal Description
 3/2010 See plan 613 of 2008 for boundary redraw.

Entered Lot Size
 Total Land:
 Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
07/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	80,500	99000	2.12	940,300	1,119,800		Year End Roll	12/2/2024
2024	101	FV	79,100	99000	2.12	920,500	1,098,600		Year end	11/9/2023
2023	101	FV	70,900	99000	2.12	748,500	918,400	918,400	Year end	11/3/2022
2022	101	FV	60,600	99000	2.12	693,300	852,900	852,900	Year End Roll	10/19/2021
2021	101	FV	53,600	99000	2.12	648,500	801,100	801,100	Year End Roll	10/15/2020
2020	101	FV	51,700	99000	2.12	672,500	823,200	823,200	Year End Roll	9/26/2019
2019	101	FV	51,700	99000	2.12	654,900	805,600	805,600	Create Final va	6/4/2019
2018	101	FV	51,700	99000	2.12	654,900	805,600	805,600	Year End Roll	9/28/2017

Parcel ID 144 16 0

!1449!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARREN FLINT, S	16153-211		5/9/1985	FAMILY		No	No		

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	09/26/25	16:26:56
LAST REV	Date	Time
	10/31/22	11:15:06
	blakeley	
	1449	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2022	C-22-0028	CELL TOW	14,000	O				Install small cell
1/3/2003	2629	ADDITION	30,000	C	5/22/2004			18x18 addition to

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS/EXT INS	622	K Cuoco
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	
4/28/1999	M&L COMPLETE	602	
2/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



