

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOSTUE TR BROOKS A
Owner 2:	MOSTUE TR PATRICIA M
Owner 3:	BROOKS A MOSTUE TRUST
Street 1:	3 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2028 Type:

PREVIOUS OWNER

Owner 1:	MOSTUE - BROOKS A
Owner 2:	MOSTUE - PATRICIA M
Street 1:	3 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2028

NARRATIVE DESCRIPTION

This parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1946, having primarily BRICK Exterior and 2964 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		0.403		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									14,105					14,100		
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									350					400	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.290	336,800		1,056,900	1,393,700
Total Card 2.290 336,800 1,056,900 1,393,700					
Total Parcel 2.290 336,800 1,056,900 1,393,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 470.21		/Parcel: 470.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	309,800	0	2.29	1,026,500	1,336,300		Year End Roll	12/2/2024
2024	101	FV	306,300	0	2.29	1,004,400	1,310,700		Year end	11/9/2023
2023	101	FV	264,800	0	2.29	852,400	1,117,200	1,117,200	Year end	11/3/2022
2022	101	FV	207,900	0	2.29	780,400	988,300	988,300	Year End Roll	10/19/2021
2021	101	FV	195,400	0	2.29	812,400	1,007,800	1,007,800	Year End Roll	10/15/2020
2020	101	FV	192,200	0	2.29	812,400	1,004,600	1,004,600	Year End Roll	9/26/2019
2019	101	FV	190,600	0	2.29	809,200	999,800	999,800	Create Final va	6/4/2019
2018	101	FV	190,600	0	2.29	809,200	999,800	999,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSTUE, BROOKS A	72430-493		4/8/2019	FAMILY	100	No	No		
NICKERSON ELIZA	46574-193		11/30/2005		1,025,000	No	No		
JAMES DENORMAND	11805-692		3/2/1970		89,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2014	5933	WINDOWS	15,000	C	5/13/2016			
10/4/2013	5569	ROOF	35,662	C				strip & re-roof dw
4/8/1996	921-96	ROOF	10,000	C	6/19/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2011	MEAS/EXT INS	25	D ERSKINE
4/25/2006	MEAS+INSPCTD	100	
4/28/1999	M&L COMPLETE	602	
2/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	52 4 1
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:	

!1451!

PRINT

Date	Time
09/26/25	16:27:12

LAST REV

Date	Time
04/12/19	11:04:16

blakeley
1451

