

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROGERS MATTHEW J
Owner 2:	ROGERS JENNIFER MILLER
Owner 3:	
Street 1:	11 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COVERDALE - KATHERINE V
Owner 2:	COVERDALE - BRIAN A
Street 1:	11 LEXINGTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2017, having primarily SHAKES Exterior and 6914 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 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		
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	
130	LAND		0.32		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,240						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	0.320			2,200	2,200
101	1.837	2,372,200		958,400	3,330,600
Total Card		2.157	2,372,200	960,600	3,332,800
Total Parcel		2.157	2,372,200	960,600	3,332,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 482.07		/Parcel: 482.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,040,900	0	2.157	932,600	2,973,500		Year End Roll	12/2/2024
2024	101	FV	1,933,400	0	2.157	913,900	2,847,300		Year end	11/9/2023
2023	101	FV	1,920,400	0	2.157	741,900	2,662,300	2,662,300	Year end	11/3/2022
2022	101	FV	1,757,800	0	2.157	686,700	2,444,500	2,444,500	Year End Roll	10/19/2021
2021	101	FV	1,652,400	0	2.157	641,900	2,294,300	2,294,300	Year End Roll	10/15/2020
2020	101	FV	1,809,900	0	2.157	665,900	2,475,800	2,475,800	Year End Roll	9/26/2019
2019	101	FV	1,820,100	0	2.157	648,300	2,468,400	2,468,400	Create Final va	6/4/2019
2018	101	FV	1,068,500	0	2.157	648,300	1,716,800	1,716,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COVERDALE,KATHE	77253-126		3/17/2021		2,950,000	No	No		
ZEIS LINCOLN ON	71026-546		5/18/2018		2,700,000	No	No		
DENORMANDIE,ALI	66718-75		1/25/2016	CHANGE IN US	800,000	No	No		
DENORMANDIE JAM	13386-122		2/3/1978	FAMILY		No	No		

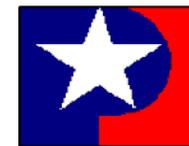
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2017	6659	SHEET MT	20,000	C	5/4/2017			Sheet metal work f
8/8/2016	6518	NEW HOME	764,402	C	5/1/2018			Construct new sing

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2019	PERMIT VISIT	622	K Cuoco
12/12/2018	PERMIT VISIT	622	K Cuoco
1/4/2018	PERMIT VISIT	622	K Cuoco
5/4/2017	PERMIT VISIT	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	52 4 3
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:	

!1454!

PRINT

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

LAST REV

Date	Time
03/08/22	09:45:16

apro
1454

