

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HURD TR KENNETH E
Owner 2:	HURD TR PAMELA B
Owner 3:	KEN HURD & PAMELA HURD 2024 TR
Street 1:	21 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2113 Type:

PREVIOUS OWNER

Owner 1:	HURD - KENNETH E
Owner 2:	HURD - PAMELA B
Street 1:	21 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2113

NARRATIVE DESCRIPTION

This parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1995, having primarily WOOD SHING Exterior and 5373 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 10 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		
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		0.88		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,160						6,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.717	1,729,800		964,600	2,694,400
Total Card		2.717	1,729,800	964,600	2,694,400
Total Parcel		2.717	1,729,800	964,600	2,694,400
Source:		Market Adj Cost		Total Value per SQ unit /Card:	501.46
				/Parcel:	501.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,587,300	0	2.717	936,600	2,523,900		Year End Roll	12/2/2024
2024	101	FV	1,523,800	0	2.717	917,300	2,441,100		Year end	11/9/2023
2023	101	FV	1,305,200	0	2.717	745,300	2,050,500	2,050,500	Year end	11/3/2022
2022	101	FV	1,102,400	0	2.717	690,100	1,792,500	1,792,500	Year End Roll	10/19/2021
2021	101	FV	1,041,300	0	2.717	645,300	1,686,600	1,686,600	Year End Roll	10/15/2020
2020	101	FV	1,022,600	0	2.717	669,300	1,691,900	1,691,900	Year End Roll	9/26/2019
2019	101	FV	1,029,200	0	2.717	651,700	1,680,900	1,680,900	Create Final va	6/4/2019
2018	101	FV	1,029,200	0	2.717	651,700	1,680,900	1,680,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURD,KENNETH E	82646-335		4/8/2024	CONVENIENC		1	No	No	
HURD KENNETH E,	30981-24		12/15/1999	CONVENIENC		99	No	No	
HURD, KENNETH E	24855-256		9/15/1994	FAMILY		1	Yes	No	
HURD FAYE K	14839-453		12/30/1982	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2017	6924	SOLAR PA	9,508	C	12/13/2017			Install solar pane
11/6/2017	6906	RENO-ADD	128,000	C	4/30/2018			Convert existing s
10/11/1994	589-94	NEW HOME	400,000	C	2/19/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2019	PERMIT VISIT	622	K Cuoco
1/30/2018	PERMIT VISIT	622	K Cuoco
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/EXT INS	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	52 4 5
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:	

!1456!

PRINT
 Date Time
 09/26/25 16:27:45

LAST REV
 Date Time
 05/13/24 10:54:28

blakeley
 1456

