

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 17.62 ACRES of land mainly classified as HAY/GRN

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
713	HAY/GRN		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400			0.00668			534	
713	HAY/GRN		13.933		ACRES	AGRICULTUR		0	35,000.	1.00	R4									487,655			291			4,055	
722	NONPROD		1.85		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									12,950			73			135	Wetland

Total AC/HA:	17.61955	Total SF/SM:	767508	Parcel LUC:	713	HAY/GRN	Prime NB Desc	RES CAT 4	Total:	1,459,005	SpI Credit	1,454,281	Total:	4,724
--------------	----------	--------------	--------	-------------	-----	---------	---------------	-----------	--------	-----------	------------	-----------	--------	-------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
722	1.850			135	135
713	15.770			4,589	4,589
Total Card	17.620			4,724	4,724
Total Parcel	17.620			4,724	4,724
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	713	FV		0	17.62	1,431,005	1,431,005		Year End Roll	12/2/2024
2024	713	FV		0	17.62	1,341,090	1,341,090		Year end	11/9/2023
2023	713	FV		0	17.62	1,169,090	1,169,090	3,486	Year end	11/3/2022
2022	713	FV		0	17.62	1,113,890	1,113,890	3,486	Year End Roll	10/19/2021
2021	713	FV		0	17.62	1,069,090	1,069,090	3,174	Year End Roll	10/15/2020
2020	713	FV		0	17.62	1,093,090	1,093,090	3,101	Year End Roll	9/26/2019
2019	713	FV		0	17.62	1,075,490	1,075,490	3,101	Create Final va	6/4/2019
2018	713	FV		0	17.62	1,075,490	1,075,490	3,277	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLINT WARREN F	20268-97		12/18/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	53 15 0
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:	

!1469!

PRINT Date Time 09/26/25 16:29:33

LAST REV Date Time 04/25/13 16:05:39

brennanp 1469

