

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		OLD LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	CONSTABLE WILLIAM G
Owner 2:	CONSTABLE NANCY F
Owner 3:	
Street 1:	17 OLD LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON JONATHAN D TR -
Owner 2:	17 OLD LEXINGTON RD REALTY TR -
Street 1:	7 OLD LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .81 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1906, having primarily WOOD SHING Exterior and 2468 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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		35284		SQUARE FE	PRIME SITE		0	11.98	1.89	R4									797,690						797,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.810	628,600	27,700	797,700	1,454,000
Total Card 0.810 628,600 27,700 797,700 1,454,000					
Total Parcel 0.810 628,600 27,700 797,700 1,454,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		589.14	/Parcel: 589.14

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	551,800	25900	.81	774,400	1,352,100		Year End Roll	12/2/2024
2024	101	FV	540,900	25900	.81	759,100	1,325,900		Year end	11/9/2023
2023	101	FV	537,300	25900	.81	615,900	1,179,100	1,179,100	Year end	11/3/2022
2022	101	FV	462,700	25900	.81	570,000	1,058,600	1,058,600	Year End Roll	10/19/2021
2021	101	FV	416,100	25900	.81	532,700	974,700	974,700	Year End Roll	10/15/2020
2020	101	FV	387,700	25900	.81	552,700	966,300	966,300	Year End Roll	9/26/2019
2019	101	FV	377,500	25900	.81	538,000	941,400	941,400	Create Final va	6/4/2019
2018	101	FV	377,500	25900	.81	538,000	941,400	941,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON JONAT	37708-16		1/17/2003		1,050,000	No	No		
GARRISON DAVID	34593-467		1/17/2002	CHD>SALE	660,000	No	No		
	7789-556		8/19/1951		17,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2024	R-24-0172	WINDOWS	16,508	C				Install 10 wood re
10/12/2022	R-22-0245	SOLAR PA	55,456	C	1/8/2023			Install 32 solar p
3/25/2020	SH-20-0007	SHEET MT	25,650	O	10/27/2020			Sheet metal work f
3/9/2020	R-20-0043	RENOVATI	15,300	C	10/27/2020			Remodel rear entra
7/7/2010	4509	RENOVATI	5,000	C				create interior pa
10/12/2004	3064	ROOF		C	3/14/2005			
1/9/2003	2630	W/S FLUE		C				
1/24/2002	2427	RENOVATI	49,494	C	5/10/2003			kitchen & 2 bathro

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2021	QUESTIONNAIR	624	W Coelho
7/30/2018	MEAS/EXT INS	622	K Cuoco
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
3/2/2001	M&L COMPLETE	613	
2/22/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	53 18 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:	

