



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONALDSON JONATHAN D		
Owner 2:			
Owner 3:			
Street 1:	PO BOX 6025		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-2207	Type:	

PREVIOUS OWNER

Owner 1:	DONALDSON - JONATHAN D		
Owner 2:	DONALDSON - NANCY B		
Street 1:	7 OLD LEXINGTON RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-2207		

NARRATIVE DESCRIPTION

This parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1782, having primarily CLAPBOARD Exterior and 4710 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bd rms.

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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.423		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									49,805						49,800	
101	ONE FAM		0.14		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									980						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.400	937,400	25,700	1,009,200	1,972,300
Total Card 3.400 937,400 25,700 1,009,200 1,972,300					
Total Parcel 3.400 1,148,500 25,700 1,009,200 2,183,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 418.75		/Parcel: 356.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,082,200	24100	3.4	981,200	2,087,500		Year End Roll	12/2/2024
2024	101	FV	1,063,300	24100	3.4	955,500	2,042,900		Year end	11/9/2023
2023	101	FV	921,700	24100	3.4	783,500	1,729,300	1,729,300	Year end	11/3/2022
2022	101	FV	799,200	25600	3.4	728,300	1,553,100	1,553,100	Year End Roll	10/19/2021
2021	101	FV	819,100	25600	3.4	683,500	1,528,200	1,528,200	Year End Roll	10/15/2020
2020	101	FV	829,800	25600	3.4	707,500	1,562,900	1,562,900	Year End Roll	9/26/2019
2019	101	FV	777,600	25600	3.4	689,900	1,493,100	1,493,100	Create Final va	6/4/2019
2018	101	FV	777,600	25600	3.4	689,900	1,493,100	1,493,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON,JONAT	63129-484		12/30/2013	DIVORCE/ESTA		1	No	No	
ELIZABETH DONAL	18539-569		9/14/1987	FAMILY	435,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2022	R-22-0094	WINDOWS	26,399	C				Replace 5 windows
12/5/2018	7275	ROOF	15,000	C				Strip & re-roof ba
12/18/2017	6942	KITCHEN	97,000	C	6/4/2018			Renovate the kitch
7/24/2013	5487	WDK	2,000	C	9/26/2013			rebuild existing e
6/5/2013	5437	RENOVATI	3,000	C				remove & replace r
3/13/2012	4999	TEMPORAR		C				tent from 8/17 to
11/4/2008	4083	RENOVATI	3,000	C				repair walls & doo
10/22/2008	4076	ROOF		C				replace 5 squares
9/26/2000	2094	MANUAL	6,500	C	5/25/2001			replace existing d
7/3/2000	2019	MANUAL	46,000	C	5/25/2001			remodel bath & add

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2019	PERMIT VISIT	622	K Cuoco
4/12/2017	MEAS/EXT INS	4	JG
7/1/2008	MEAS+INSPCTD	25	D ERSKINE
5/25/2001	MEAS+INSPCTD	615	
12/16/2000	M&L COMPLETE	610	
3/25/1998	MEAS/EXT INS	602	
6/11/1997	MEAS/EXT INS	602	
2/22/1996	MEAS/EXT INS	606	
12/16/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

