Total Card / Total Parcel

APPRAISED:	1,660,000 / 1,660,000
USE VALUE:	1,660,000 / 1,660,000
ASSESSED:	1,660,000 / 1,660,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DONALDSON TR MAGRUDER C
Owner 2:	DONALDSON TR JENNIFER W
Owner 3:	MAGRUDER C DONALDSON 2004 REV
Street 1:	1 OLD LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-2207	Type:

PREVIOUS OWNER

Owner 1:	DONALDSON MAGRUDER C -
Owner 2:	DONALDSON JENNIFER W -
Street 1:	1 OLD LEXINGTON RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-2207

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1893, having primarily CLAPBOARD Exterior and 3173 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	797,400	47,700	814,900	1,660,000
Total Card	0.920	797,400	47,700	814,900	1,660,000
Total Parcel	0.920	797,400	47,700	814,900	1,660,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.12 | /Parcel: 523.12

PREVIOUS ASSESSMENT

Parcel ID: 144 6 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	750,000	45500	.92	791,100	1,586,600		Year End Roll	12/2/2024
2024	101	FV	715,200	45500	.92	775,500	1,536,200		Year end	11/9/2023
2023	101	FV	599,600	45500	.92	629,200	1,274,300	1,274,300	Year end	11/3/2022
2022	101	FV	504,900	45500	.92	582,300	1,132,700	1,132,700	Year End Roll	10/19/2021
2021	101	FV	542,200	45500	.92	544,200	1,131,900	1,131,900	Year End Roll	10/15/2020
2020	101	FV	551,100	45500	.92	564,600	1,161,200	1,161,200	Year End Roll	9/26/2019
2019	101	FV	553,000	45500	.92	549,600	1,148,100	1,148,100	Create Final va	6/4/2019
2018	101	FV	553,000	45500	.92	549,600	1,148,100	1,148,100	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON MAGRU	53905-408		11/25/2009	FAMILY	100	No	No		OWNERS ARE TRUSTEES OF 2 DIFFERENT TRUSTS
ELIZABETH DONAL	19859-20		6/2/1989	FAMILY	490,000	No	No		

Legal Description

User Acct	0
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/25/25

!1476!

PRINT

Date	Time
09/26/25	16:30:41

LAST REV

Date	Time
08/06/25	19:39:56

apro

PAT ACCT. 1476

USER DEFINED

Prior Id # 1:	53 22 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2023	R-23-0223	SOLAR PA	22,172	C				Install solar pane
10/4/2018	7222	ROOF	33,500	C				Strip & re-roof pa
3/1/2012	4990	WOOD STO		C				
7/3/2008	3987	RENOVATI	40,000	C	6/1/2009			REPLACE WIN;ENTRY
7/30/1997	1242	ROOF		C	3/21/1998			3/21/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
7/30/2018	INFO AT DOOR	622	K Cuoco
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
2/11/2004	MEAS+INSPCTD	600	
3/2/2001	M&L COMPLETE	613	
2/22/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40074.4		SQUARE FE	PRIME SITE		0	11.98	1.70	R4									814,907						814,900	

| Total AC/HA: 0.91998 | Total SF/SM: 40074 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: 814,907 | Spl Credit | Total: 814,900 |

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt: 1893	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOO 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	24.5 %	

CALC SUMMARY

Basic $ / SQ:	153.00
Size Adj.:	0.93908060
Const Adj.:	0.99970198
Adj $ / SQ:	143.637
Other Features:	54500
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1056199
Depreciation:	258769
Depreciated Total:	797430

COMMENTS

SAWIN-CHAPIN HSE/BARN.

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | | # Units | 1 |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 3			HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1186598.981
Juris. Factor:		Before Depr:	251.36
Special Features:	0	Val/Su Net:	140.71
Final Total:	797400	Val/Su SzAd	251.29

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,587	143.640	227,951
FFL	1ST FLOOR	1,419	143.640	203,820
BMT	BASEMENT	1,377	35.910	49,447
OFP	OPEN PORCH	537	16.050	8,619
WDK	WOOD DECK	296	20.400	6,038
UAT	UNF ATTIC	173	143.640	24,907
TQS	3/4 STORY	167	143.640	24,023
EFP	ENCL PORCH	110	38.520	4,237
	Net Sketched Area:	5,667	Total:	549,042
Size Ad	3173.25	Gross Area	6705 FinArea	3173

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |

SPEC FEATURES/YARD ITEMS

PARCEL ID 144 6 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	BARN/LFT	D	Y	1	25x33	V	VG	1925	72.22	T	20	101			47,700			47,700

| More: N | | Total Yard Items: | 47,700 | | Total Special Featues: | | | Total: | 47,700 |