



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BUTTWIN WILLIAM G
Owner 2:	GRASSI ANITA MARIE
Owner 3:	
Street 1:	165 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2310 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									120						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	469,200	700	1.857	491,300	961,200		0
							GIS Ref
							GIS Ref
							Insp Date
							10/07/13
Total Card	469,200	700	1.857	491,300	961,200	Entered Lot Size	
Total Parcel	469,200	700	1.857	491,300	961,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 287.44		/Parcel: 287.44			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	469,200	700	1.857	491,300	961,200	961,200	Year End Roll	9/28/2017
2017	101	FV	461,000	700	1.857	476,900	938,600	938,600	Year End Roll	9/29/2016
2016	101	FV	450,200	700	1.857	476,900	927,800	927,800	Year End Roll	1/14/2016
2015	101	FV	438,100	700	1.857	404,100	842,900	842,900	Year End	10/2/2014
2014	101	FV	402,700	700	1.857	362,500	765,900	765,900	Year End Roll	1/23/2014
2013	101	FV	394,700	700	1.877	352,200	747,600	747,600	Year End Roll	10/25/2012
2012	101	FV	394,700	700	1.88	261,200	656,600	656,600	Year End	1/26/2012
2011	101	FV	402,700	700	1.88	264,300	667,700	667,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPINOSA KATHLEE	28621-462		5/26/1998	DIVORCE/ESTA	537500	No	No			
SPINOSA, KATHLE	24330-571		3/7/1994	FAMILY	0	No	No			
ROBERT SPINOSA	21010-241		2/15/1991	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2001	2336	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
4/9/1999	MEAS+INSPCTD	600	PA
2/22/1996	MEAS+INSPCTD	606	J SMITH
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

