



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LAFauci TR SYLVIA A
Owner 2:	
Owner 3:	169 LEXINGTON RD NORTH TRUST
Street 1:	167 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2310 Type:

**PREVIOUS OWNER**

Owner 1:	LAFauci NICHOLAS A -
Owner 2:	LAFauci SYLVIA A -
Street 1:	167 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2310

**NARRATIVE DESCRIPTION**

This Parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.183		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,490						5,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	589,600		2.020	547,900	1,137,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 314.67						/Parcel: 314.67	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	589,600	0	2.02	547,900	1,137,500	1,137,500	Year End Roll	9/28/2017
2017	101	FV	574,400	0	2.02	517,500	1,091,900	1,091,900	Year End Roll	9/29/2016
2016	101	FV	553,200	0	2.02	502,300	1,055,500	1,055,500	Year End Roll	1/14/2016
2015	101	FV	548,300	0	2.02	465,500	1,013,800	1,013,800	Year End	10/2/2014
2014	101	FV	543,900	0	2.02	417,500	961,400	961,400	Year End Roll	1/23/2014
2013	101	FV	533,400	0	2.02	405,500	938,900	938,900	Year End Roll	10/25/2012
2012	101	FV	543,900	0	2.02	445,500	989,400	989,400	Year End	1/26/2012
2011	101	FV	573,000	0	2.02	452,700	1,025,700	1,025,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAFauci NICHOLA	51724-270		9/26/2008	FAMILY		1	No	No		
NICHOLAS LAFauci	22633-177		11/19/1992	FAMILY		0	No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	M&L COMPLETE	602	D TUCKER
5/7/1996	MEAS+INSPCTD	606	J SMITH
2/22/1996	MEAS/EXT INS	606	J SMITH
4/27/1994	FIELDREV CHG	600	PA
1/6/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.01955 Total SF/SM: 87971.60 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 547,890 Spl Credit Total: 547,900

