

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPERTNER DAVID
Owner 2:	
Owner 3:	
Street 1:	56 CENTRAL AVENUE UNIT 1
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02460 Type:

PREVIOUS OWNER

Owner 1:	CELLUCI TR ET AL - YOLANDA M
Owner 2:	CELLUCI TR - DANIEL B
Street 1:	125 COOLIDGE AVENUE
Twn/City:	WATERTOWN
St/Prov:	MA Cntry
Postal:	02472

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as LAND

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		78388.28		SQUARE FE	PRIME SITE		0	6.14	1.014	R2									488,231						488,200	

Total AC/HA:	1.79955	Total SF/SM:	78388.40	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 2	Total:	488,231	SpI Credit:		Total:	488,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.800	488,200	488,200		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.800	488,200	488,200	Entered Lot Size	
Total Parcel			1.800	488,200	488,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	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	130	FV		0	1.8	488,200	488,200	488,200	Year End Roll	9/28/2017
2017	130	FV		0	1.8	473,900	473,900	473,900	Year End Roll	9/29/2016
2016	130	FV		0	1.8	473,900	473,900	473,900	Year End Roll	1/14/2016
2015	130	FV		0	1.8	401,600	401,600	401,600	Year End	10/2/2014
2014	130	FV		0	1.8	360,200	360,200	360,200	Year End Roll	1/23/2014
2013	130	FV		0	1.84	352,100	352,100	352,100	Year End Roll	10/25/2012
2012	130	FV		0	1.84	320,100	320,100	320,100	Year End	1/26/2012
2011	130	FV		0	1.84	357,900	357,900	357,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CELLUCI TR ET A	69925-111		9/13/2017	PVT SALE	350000	No	No			
CELLUCCI,DANIEL	67629-354		7/15/2016	FAMILY	10	No	No			
CELLUCCI, DANIE	24463-520		4/19/1994	FAMILY	0	Yes	No			
DELLIPRISCOLI J	20524-154		5/4/1990		206000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/25/2017	6899	SHEET MT	15,000	O				Sheet metal work f
7/26/2017	6805	NEW HOME	360,000	O				Single family hous

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 11 2
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:	

PRINT

Date	Time
10/02/18	17:01:04

LAST REV

Date	Time
08/20/18	11:49:28

apro 1136

