



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAGE ROBERT
Owner 2:	
Owner 3:	CONGRESS DENTAL GROUP
Street 1:	160 FEDERAL STREET, 1ST FLOOR
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02110 Type:

PREVIOUS OWNER

Owner 1:	DAMIRGIEN TR - SANDRA CELLUCI
Owner 2:	CELLUCI TR ET AL - YOLANDA
Street 1:	171 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2310

NARRATIVE DESCRIPTION

This Parcel contains 2.71 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily STUCCO Exterior and TILE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.873		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									26,190						26,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	1,138,400	14,000	2.710	568,600	1,721,000	
Total Card		1,138,400	14,000	2.710	568,600	1,721,000
Total Parcel		1,138,400	14,000	2.710	568,600	1,721,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		243.00	/Parcel: 243.00	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/07/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,138,400	14000	2.71	568,600	1,721,000	1,721,000	Year End Roll	9/28/2017
2017	101	FV	1,165,200	14000	2.71	538,200	1,717,400	1,717,400	Year End Roll	9/29/2016
2016	101	FV	1,126,400	14000	2.71	523,000	1,663,400	1,663,400	Year End Roll	1/14/2016
2015	101	FV	1,095,300	14000	2.71	486,200	1,595,500	1,595,500	Year End	10/2/2014
2014	101	FV	920,600	14000	2.71	438,200	1,372,800	1,372,800	Year End Roll	1/23/2014
2013	101	FV	903,800	14000	2.71	426,200	1,344,000	1,344,000	Year End Roll	10/25/2012
2012	101	FV	903,800	14000	2.71	466,200	1,384,000	1,384,000	Year End	1/26/2012
2011	101	FV	920,600	14000	2.71	473,400	1,408,000	1,408,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAMIRGIEN TR,SA	67693-526		7/27/2016	DIVORCE/ESTA	1075000	No	No			
DAMIRGIEN TR,SA	67629-354		7/15/2016	FAMILY	10	No	No			
CELLUCCI,DANIEL	67584-524		7/8/2016	FAMILY	1	No	No			
CELLUCCI, DANIE	24463-520		4/19/1994	FAMILY	0	No	No			
DANIEL CELLUCCI	20524-148		5/4/1990	CHGD>ASSMT<S	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2012	5044	TEMPORAR		C				tent 6/8 to 6/11
5/10/2007	3667	MANUAL		C				tent 6/8-6/11
5/18/2006	3425	TEMPORAR		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
7/1/1999	M&L COMPLETE	600	PA
5/20/1996	MEAS+INSPCTD	606	J SMITH
2/1/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

