



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: LEVY TR MORRIS S
 Owner 2: LEVY TR WENDY W
 Owner 3: LEVY REALTY TRUST
 Street 1: 161 LEXINGTON RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-2310 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	322,900		0.960	420,900	743,800		
Total Card 322,900 0.960 420,900 743,800						Entered Lot Size	
Total Parcel 322,900 0.960 420,900 743,800						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 237.94		/Parcel: 237.94		Land Unit Type:	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	322,900	0	.96	420,900	743,800	743,800	Year End Roll	9/28/2017
2017	101	FV	316,900	0	.96	408,500	725,400	725,400	Year End Roll	9/29/2016
2016	101	FV	316,900	0	.96	408,500	725,400	725,400	Year End Roll	1/14/2016
2015	101	FV	304,900	0	.96	346,200	651,100	651,100	Year End	10/2/2014
2014	101	FV	301,900	0	.96	310,500	612,400	612,400	Year End Roll	1/23/2014
2013	101	FV	295,900	0	.96	301,600	597,500	597,500	Year End Roll	10/25/2012
2012	101	FV	295,900	0	.96	274,200	570,100	570,100	Year End	1/26/2012
2011	101	FV	301,900	0	.96	277,600	579,500	579,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY, MORRIS S.	26042-597		2/12/1996	CONVENIENC		0	No	No		PUT IN TRUST
MORRIS LEVY	16411-381		9/5/1985	FAMILY		0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/29/2018	7018	ROOF	22,425	C				Replace skylight;
9/11/2008	4041	RENOVATI	12,500	C	9/11/2008			remodel 1st fl bat
3/8/1993	204	RENO-GAR	15,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2009	LEFT NOTICE	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	D TUCKER
2/22/1996	MEAS+INSPECTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
12/9/1993	PERMIT VISIT	600	PA

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		41817		SQUARE FE	PRIME SITE		0	6.14	1.639	R2									420,867						420,900	

Total AC/HA: 0.95999	Total SF/SM: 41817.16	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 420,867	Spl Credit	Total: 420,900
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

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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	RM:	9	BR:	4	Bath:	3	HB						

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		9	4	1
Totals				
1		9	4	1

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.2%

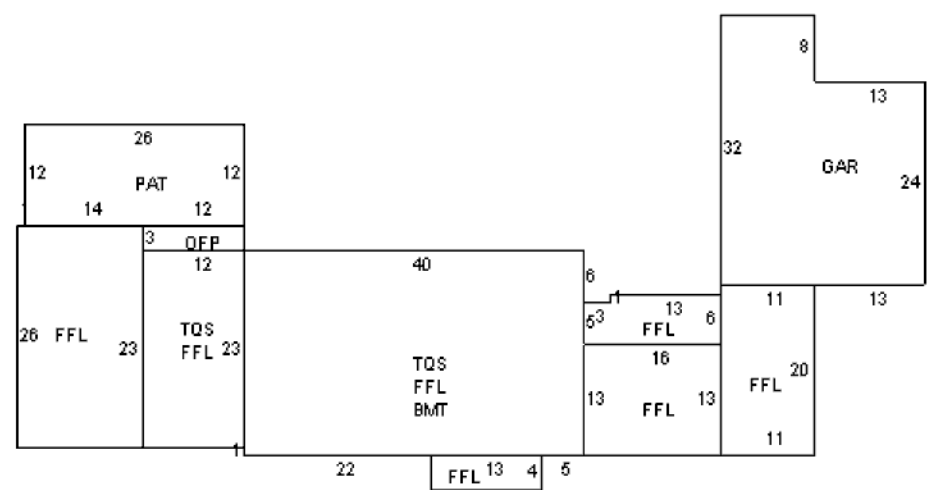
CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.94193858
Const Adj.:	0.99970198
Adj \$ / SQ:	74.391
Other Features:	63750
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	425973
Depreciation:	103085
Depreciated Total:	322887

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 709049.1329
Juris. Factor:		Val/Su Fin:		103.29
Special Features:	0	Val/Su Net:		63.34
Final Total:	322900	Val/Su SzAd		103.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,199	74.390	163,586
BMT	BASEMENT	960	18.600	17,854
TQS	3/4 STORY	927	74.390	68,960
GAR	GARAGE	664	36.000	23,904
PAT	PATIO	312	7.000	2,184
OFF	OPEN PORCH	36	15.000	540
Net Sketched Area:		5,098	Total:	277,028
Size Ad	3126	Gross Area	5407	FinArea 3126

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

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

PARCEL ID 129 31 0

IMAGE



AssessPro Patriot Properties, Inc

JUN 18 2007

More: N	Total Yard Items:	Total Special Features:	Total:
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