



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: JOANNES TR AMYLEE O  
 Owner 2:  
 Owner 3: JOANNES FARM REALTY TRUST  
 Street 1: 281 CAMBRIDGE TURNPIKE  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	166,400	700	2.677	388,400	555,500	
Total Card		166,400	700	2.677	388,400	555,500
Total Parcel		215,500	700	2.677	388,400	604,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 261.78		/Parcel: 162.97		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	03/27/03
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**PREVIOUS OWNER**

Owner 1: ROCKFIELD CORPORATION -  
 Owner 2: -  
 Street 1: 10 CHAPMAN ST  
 Twn/City: ARLINGTON  
 St/Prov: MA Cntry  
 Postal: 02474

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	215,500	700	2.677	388,400	604,600	604,600	Year End Roll	9/28/2017
2017	101	FV	209,600	700	2.677	388,400	598,700	598,700	Year End Roll	9/29/2016
2016	101	FV	208,800	1000	2.677	378,000	587,800	587,800	Year End Roll	1/14/2016
2015	013	FV	200,300	1000	2.677	305,200	506,500	506,500	Year End	10/2/2014
2014	013	FV	198,600	1000	2.677	294,000	493,600	493,600	Year End Roll	1/23/2014
2013	013	FV	195,200	1000	2.677	377,200	573,400	573,400	Year End Roll	10/25/2012
2012	013	FV	195,200	1000	2.68	326,700	522,900	522,900	Year End	1/26/2012
2011	013	FV	199,500	1000	2.68	330,100	530,600	530,600	Year End	2/10/2011

**PRINT**

Date	Time
10/02/18	17:02:12

**LAST REV**

Date	Time
03/15/16	12:44:37

apro 1144

**USER DEFINED**

Prior Id # 1:	33 17 0
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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.677 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROCKFIELD CORPO	44748-238		3/4/2005	OTHER	797000	No	No			Sold back to original owner
FANEUIL HALL FL	27126-127		3/12/1997	CHD>SALE	370000	No	No			
LEE JOHN D	17401-280		9/14/1986		350000	No	No			

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/26/1999	1746	ROOF	6,000	C	6/19/2000			6/19/00 100%
4/3/1997	1156-97	RENOVATI	45,000	C	6/7/1997			90% 3/25/98 100%
5/1/1996	936-96	MANUAL	1,000	C	6/24/1996			REPAIRS

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/7/2013	FIELDREV CHG	618	G BOURGAULT
2/5/2007	FIELDREV CHG	1	H M SCHEID
3/27/2003	M&L EXTERIOR	615	D VELUTTI
6/19/2000	MEAS/EXT INS	611	P MULHERN
6/2/1999	M&L COMPLETE	602	D TUCKER
3/25/1998	MEAS/EXT INS	602	D TUCKER
6/7/1997	MEAS+INSPCTD	602	D TUCKER
8/16/1994	MEAS/EXT INS	185	CHRIS KEEFFE
2/1/1990	INSPECTED	601	PAUL MARSH

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	BEL ST
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	4.54	1.000	R1									363,200						363,200	
101	ONE FAM		0.84		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									25,200						25,200	

Total AC/HA:	2.67655	Total SF/SM:	116590.52	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	388,400	Spl Credit	Total:	388,400
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