



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 141 | | LEXINGTON RD, LINCOLN |

OWNERSHIP

Owner 1: DENEHY-LEO MARY
 Owner 2:
 Owner 3:
 Street 1: 141 LEXINGTON RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-2206 Type:

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 193,100 | | 2.297 | 366,000 | 559,100 |
| Total Card | | 193,100 | 2.297 | 366,000 | 559,100 |
| Total Parcel | | 193,100 | 2.297 | 366,000 | 559,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 223.10 | | /Parcel: 223.10 | |

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

| | |
|-----------|----------|
| Insp Date | 09/03/13 |
|-----------|----------|

PREVIOUS OWNER

Owner 1: DENEHY BERNADETTA J -
 Owner 2: -
 Street 1: 141 LEXINGTON RD RFD #2
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-2206

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 193,100 | 0 | 2.297 | 366,000 | 559,100 | 559,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 184,500 | 0 | 2.297 | 366,000 | 550,500 | 550,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 181,100 | 0 | 2.297 | 355,600 | 536,700 | 536,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 174,300 | 0 | 2.297 | 282,800 | 457,100 | 457,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 172,600 | 0 | 2.297 | 271,600 | 444,200 | 444,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 169,100 | 0 | 2.297 | 266,800 | 435,900 | 435,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 148,800 | 0 | 2.29 | 349,300 | 498,100 | 498,100 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 153,400 | 0 | 2.29 | 354,900 | 508,300 | 508,300 | Year End | 2/10/2011 |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 17:04:11 |

LAST REV

| Date | Time |
|----------|----------|
| 09/14/18 | 15:32:46 |

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 33 24 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 2.297 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1950, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|
| DENEHY BERNADET | 39125-45 | | 5/9/2003 | CONVENIENC | | 1 | No | No |
| LEONARDO MASCAR | 8094-319 | | 6/24/1953 | | | 0 | No | No |

TAX DISTRICT

PAT ACCT.

| Assoc PCL Value | Notes |
|-----------------|-------|
| | |

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 10/12/2017 | 6884 | RENOVATI | 71,372 | O | 4/19/2018 | | | Repair fire damage |
| 9/15/2009 | 4269 | RENOVATI | 7,153 | C | | | | replace 5 windows |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 9/3/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/11/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 5/6/1999 | M&L COMPLETE | 602 | D TUCKER |
| 2/20/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 4/21/1995 | INSPECTED | 600 | PA |

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 | | |
| 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 | | 0.46 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R1 | | | | | | | | | 2,760 | | | | | | 2,800 | Wetland |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

| | | | | | | | |
|----------------------|------------------------|-------------------------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 2.29655 | Total SF/SM: 100037.72 | Parcel LUC: 101 ONE FAM | Prime NB Desc | RES CAT 1 | Total: 365,960 | Spl Credit | Total: 366,000 |
|----------------------|------------------------|-------------------------|---------------|-----------|----------------|------------|----------------|

