

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GYURIS JENO
Owner 2:	GYURIS GERDA
Owner 3:	
Street 1:	139 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DENEHY EDWARD J JR -
Owner 2:	-
Street 1:	139 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This Parcel contains 1.94 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									3,090						3,100	

Total AC/HA:	1.93955	Total SF/SM:	84486.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	494,290	Spl Credit	Total:	494,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	455,600	15,300	1.940	494,300	965,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	325.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	455,600	15300	1.94	494,300	965,200	965,200	Year End Roll	9/28/2017
2017	101	FV	448,300	15300	1.94	479,900	943,500	943,500	Year End Roll	9/29/2016
2016	101	FV	438,100	15300	1.94	479,900	933,300	933,300	Year End Roll	1/14/2016
2015	101	FV	417,800	15300	1.94	407,100	840,200	840,200	Year End	10/2/2014
2014	101	FV	342,100	15300	1.94	365,500	722,900	722,900	Year End Roll	1/23/2014
2013	101	FV	335,500	15300	1.94	355,100	705,900	705,900	Year End Roll	10/25/2012
2012	101	FV	335,500	15300	1.94	355,100	705,900	705,900	Year End	1/26/2012
2011	101	FV	342,100	15300	1.94	360,900	718,300	718,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENEHY EDWARD J	48531-465		11/21/2006		690000	No	No			
BERNADETTE DENE	18318-304		7/10/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/27/2014	5758	RENOVATI	25,000	C	8/28/2014			Remodel two bathro
6/18/2008	3968	BAYWINDO	6,000	C				construct bay wind
4/19/2007	3653	WDK	5,000	C	6/15/2007			repair two decks;c
1/9/2007	3601	MANUAL	3,000	C				enlargd 5' opening

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2007	PERMIT VISIT	100	B MORGAN
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/15/1999	M&L COMPLETE	602	D TUCKER
5/15/1996	MEAS+INSPCTD	606	J SMITH
2/22/1996	MEAS/EXT INS	606	J SMITH
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	33 25 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:	

PRINT

Date	Time
10/02/18	17:04:20

LAST REV

Date	Time
06/10/15	12:31:39

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1152

