

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PELLEGRINI STEVEN
Owner 2:	PELLEGRINI MELANIE
Owner 3:	
Street 1:	152 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Olivieri - James
Owner 2:	Olivieri Dorothy M -
Street 1:	232 Lakeview Ave
Twn/City:	Taunton
St/Prov:	MA Cntry
Postal:	02780

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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		47480		SQUARE FE	PRIME SITE		0	6.14	1.479	R2									431,298						431,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	173,200	8,500	1.090	431,300	613,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 308.82						/Parcel: 308.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	173,200	8500	1.09	431,300	613,000	613,000	Year End Roll	9/28/2017
2017	101	FV	169,700	8500	1.09	418,700	596,900	596,900	Year End Roll	9/29/2016
2016	101	FV	169,700	8500	1.09	418,700	596,900	596,900	Year End Roll	1/14/2016
2015	101	FV	159,300	8500	1.09	354,700	522,500	522,500	Year End	10/2/2014
2014	101	FV	155,000	8500	1.09	318,200	481,700	481,700	Year End Roll	1/23/2014
2013	101	FV	151,700	8500	1.09	309,100	469,300	469,300	Year End Roll	10/25/2012
2012	101	FV	151,700	8500	1.09	281,000	441,200	441,200	Year End	1/26/2012
2011	101	FV	155,000	8500	1.09	284,500	448,000	448,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Olivieri,James	59636-67		7/30/2012		482500	No	No			Death Cert for Mary Bk59636 pg66
	9471-504		10/1/1959		17000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/24/2015	6206	ROOF	7,600	C				Strip and re-roof
7/15/2014	5827	RENOVATI	40,000	C	10/29/2014			Sunroom remodel

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
10/7/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/2/1999	M&L COMPLETE	602	D TUCKER
2/22/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

