



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BABROUDI IDA
 Owner 2: BABROUDI KAJAZ
 Owner 3:
 Street 1: 154 LEXINGTON RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-2311 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	446,700	400	1.120	433,700	880,800	
Total Card		446,700	400	1.120	433,700	880,800
Total Parcel		446,700	400	1.120	433,700	880,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 301.23		/Parcel: 301.23		

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

Insp Date	10/07/13
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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	446,700	400	1.12	433,700	880,800	880,800	Year End Roll	9/28/2017
2017	101	FV	435,100	400	1.12	421,000	856,500	856,500	Year End Roll	9/29/2016
2016	101	FV	421,100	400	1.12	421,000	842,500	842,500	Year End Roll	1/14/2016
2015	101	FV	417,300	400	1.12	356,700	774,400	774,400	Year End	10/2/2014
2014	101	FV	391,700	400	1.12	320,000	712,100	712,100	Year End Roll	1/23/2014
2013	101	FV	384,000	400	1.12	310,800	695,200	695,200	Year End Roll	10/25/2012
2012	101	FV	391,700	400	1.12	282,500	674,600	674,600	Year End	1/26/2012
2011	101	FV	399,300	400	1.12	286,100	685,800	685,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24342-368		3/10/1994	OTHER	150000	Yes	No			NOT LISTED, NO BROKR
COMM OF MASS.	24317-392		3/1/1994	SUBSEQUENT S	215000	Yes	No			8 LOTS SOLD

PAT ACCT.

blakeley	1159
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NARRATIVE DESCRIPTION

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/1997	1201	SHED	1,000	C	3/25/1998			3/25/98 100%
5/6/1994	457	NEW HOME	226,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
1/21/1999	ABATE-INSPEC	600	PA
3/25/1998	MEAS/EXT INS	602	D TUCKER
2/22/1996	MEAS/EXT INS	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48787		SQUARE FE	PRIME SITE		0	6.14	1.448	R2									433,706						433,700	

Total AC/HA: 1.12000	Total SF/SM: 48787.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 433,706	Spl Credit	Total: 433,700
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EXTERIOR INFORMATION

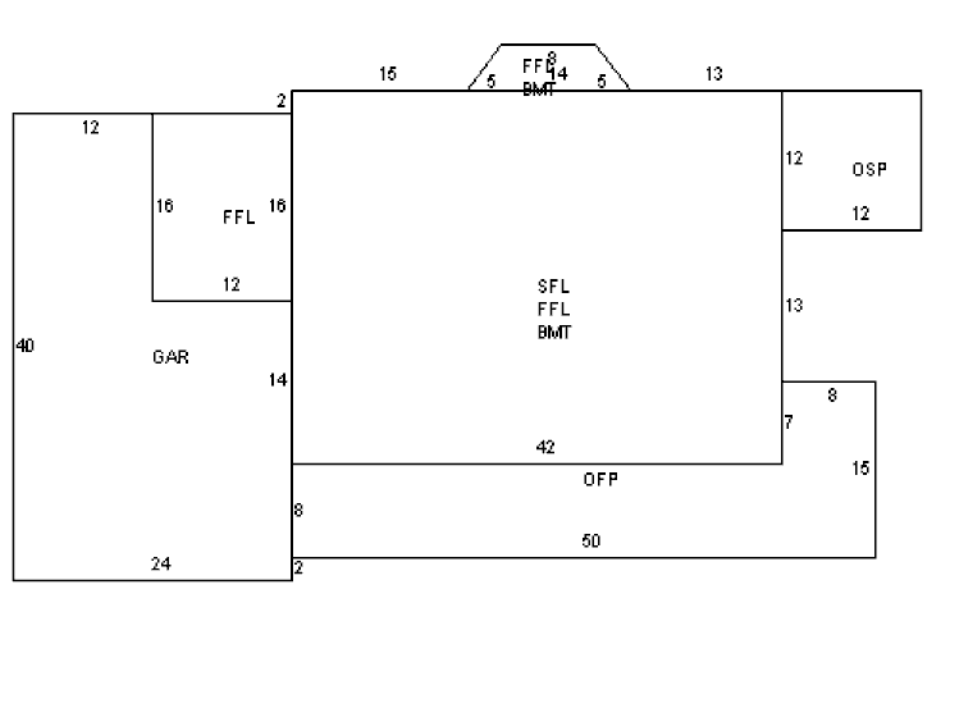
Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1995	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

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

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	RMs:	9	BRs:	4	Baths:	3	HB	1				

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	
Bsmnt Flr:	

DEPRECIATION

Phys Cond:	GD - Good	9.6%
Functional:		
Economic:		
Special:		
Override:		
Total:		9.6%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.95519835
Const Adj.:	1.00000000
Adj \$ / SQ:	84.057
Other Features:	48000
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	494132
Depreciation:	47437
Depreciated Total:	446695

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 806857.4257
Juris. Factor:		Val/Su Fin:	152.77	
Special Features:	0	Val/Su Net:	78.64	
Final Total:	446700	Val/Su SzAd:	152.77	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,580	84.060	132,811
BMT	BASEMENT	1,388	21.010	29,168
SFL	2ND FLOOR	1,344	84.060	112,973
GAR	GARAGE	768	36.000	27,648
OFF	OPEN PORCH	456	15.000	6,840
OSP	SCRN PORCH	144	22.500	3,240
Net Sketched Area:		5,680	Total:	312,680
Size Ad	2924	Gross Area	5680	FinArea 2924

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
1	SHED/MTL	D	Y	1	8X10	A	AV	1997	8.00	T	40	101			400			400
									Total Yard Items:				400					

PARCEL ID 129 26 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total:	400	Total Special Features:		Total:	400
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