



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MORITZ TR KATHY LEE
Owner 2:	
Owner 3:	135 LEXINGTON RD REALTY TRUST
Street 1:	CHONG FAMILY LIMITED PART
Street 2:	135 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

**PREVIOUS OWNER**

Owner 1:	MORITZ KATHY LEE -
Owner 2:	MORITZ KATHY LEE TR -
Street 1:	135 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

**NARRATIVE DESCRIPTION**

This Parcel contains 2.398 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1880, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.5618		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									16,854						16,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	606,900		2.398	559,300	1,166,200	3608	0			
							GIS Ref			
							GIS Ref			
Total Card					606,900	2.398	559,300	1,166,200	Entered Lot Size	
Total Parcel					606,900	2.398	559,300	1,166,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		231.02	/Parcel:	231.02	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	606,900	0	2.398	559,300	1,166,200	1,166,200	Year End Roll	9/28/2017
2017	101	FV	578,200	0	2.398	528,900	1,107,100	1,107,100	Year End Roll	9/29/2016
2016	101	FV	555,600	0	2.398	513,700	1,069,300	1,069,300	Year End Roll	1/14/2016
2015	101	FV	531,700	0	2.398	476,900	1,008,600	1,008,600	Year End	10/2/2014
2014	101	FV	516,800	0	2.398	428,900	945,700	945,700	Year End Roll	1/23/2014
2013	101	FV	505,500	0	2.398	416,900	922,400	922,400	Year End Roll	10/25/2012
2012	101	FV	505,500	0	2.398	456,900	962,400	962,400	Year End	1/26/2012
2011	101	FV	539,800	0	2.398	464,100	1,003,900	1,003,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORITZ KATHY LE	44392-99		12/30/2004	CONVENIENC	10	No	No			50% interest
CHONG SUN CHA,	30949-236		12/10/1999	CONVENIENC	99	No	No			1/2 INT FROM CHONG
CHONG SUN CHA,	30949-224		12/10/1999	CONVENIENC	99	No	No			1/2 int from Chong
MORITZ KATHY LE	27560-013		8/8/1997	CONVENIENC	1	No	No			1/2 INT. FROM MORITZ
EVANS CYNTHIA	21953-374		4/17/1992		650000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2014	5750	RENO-ADD	44,275	C	5/27/2015			Install patio, ret
2/4/2014	5647	MANUAL	18,375	C	5/20/2014			construct a landin

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
5/20/2014	MEAS/EXT INS	25	D ERSKINE
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
2/22/1996	MEAS/EXT INS	606	J SMITH
4/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

