



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROGATKIN TR VLADIMIR
Owner 2:	
Owner 3:	MOUNT MORITZ REALTY TRUST
Street 1:	131 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROGATKIN - VICTOR
Owner 2:	ROGATKIN - VLADIMIR
Street 1:	21 NONESUCH RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This Parcel contains 2.09 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2001, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		

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		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.25345		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									7,604						7,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,017,800		2.090	498,800	1,516,600	2642.00	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		219.91	/Parcel:	219.91	Insp Date
						Land Unit Type:	01/05/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,017,800	0	2.09	498,800	1,516,600	1,516,600	Year End Roll	9/28/2017
2017	101	FV	952,900	0	2.09	484,400	1,437,300	1,437,300	Year End Roll	9/29/2016
2016	101	FV	933,500	0	2.09	484,400	1,417,900	1,417,900	Year End Roll	1/14/2016
2015	101	FV	908,600	0	2.09	411,600	1,320,200	1,320,200	Year End	10/2/2014
2014	101	FV	842,000	0	2.09	370,000	1,212,000	1,212,000	Year End Roll	1/23/2014
2013	101	FV	825,400	0	2.09	359,600	1,185,000	1,185,000	Year End Roll	10/25/2012
2012	101	FV	825,400	0	2.09	359,600	1,185,000	1,185,000	Year End	1/26/2012
2011	101	FV	842,000	0	2.09	365,400	1,207,400	1,207,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROGATKIN,VICTOR	66047-214		9/9/2015	FAMILY	100	No	No			
MORITZ KATHY LE	30960-436		12/14/1999		247500	Yes	No			
CHONG SUN CHA,	30949-208		12/10/1999	CONVENIENC	99	Yes	No			
MORITZ KATHY LE	27560-13		8/8/1997	CONVENIENC	1	Yes	No			
MORITZ KATHY LE	21953-374		4/17/1992		650000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2004	2867	FINISH B	10,000	C	5/22/2004			5/22 100%
8/30/2000	2066	NEW HOME	345,400	C	5/22/2004			3/23/02 50% 5/10/0

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS+INSPCTD	4	JG
11/20/2007	MEAS+INSPCTD	100	B MORGAN
6/26/2004	ENTRY DENIED	615	D VELUTTI
5/22/2004	MEAS/EXT INS	615	D VELUTTI
5/10/2003	MEAS+INSPCTD	615	D VELUTTI
3/23/2002	MEAS/EXT INS	613	M COLE
8/15/2001	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

