



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILBER CHRISTOPHER J
Owner 2:	SILBER SUSAN K
Owner 3:	
Street 1:	120 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEXINGTON RD DEVEL LMTD PART -
Owner 2:	-
Street 1:	C/O ROY BARR
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

NARRATIVE DESCRIPTION

This Parcel contains 1.107 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2015, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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:						
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		48229.2		SQUARE FE	PRIME SITE		0	6.78	1.461	R3									477,778						477,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,253,700		1.107	477,800	1,731,500
Total Card		1,253,700	1.107	477,800	1,731,500
Total Parcel		1,253,700	1.107	477,800	1,731,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 371.77		/Parcel: 371.77	

Legal Description
See Plan No. 1641 of 2006-Include undiv 1/4 int in Field Parcel 34-4-6
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
06/26/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,253,700	0	1.107	477,800	1,731,500	1,731,500	Year End Roll	9/28/2017
2017	101	FV	1,123,400	0	1.107	451,000	1,574,400	1,574,400	Year End Roll	9/29/2016
2016	101	FV	677,500	0	1.107	437,600	1,115,100	1,115,100	Year End Roll	1/14/2016
2015	130	FV		0	1.107	405,200	405,200	405,200	Year End	10/2/2014
2014	101	FV		0	1.107	362,900	362,900	362,900	Year End Roll	1/23/2014
2013	101	FV		0	1.107	352,300	352,300	352,300	Year End Roll	10/25/2012
2012	101	FV	76,600	0	1.107	377,500	454,100	454,100	Year End	1/26/2012
2011	101	FV	79,100	0	1.107	383,500	462,600	462,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEXINGTON RD DE	69861-244		8/31/2017		1700000	No	No			
JOHNSON ROLLIN,	32249-31		1/17/2001		2475000	No	No			
BOWLES MABEL LO	23773-472		10/15/1993	CHANGE IN US	585000	No	No			
WHEELER HERMAN	N/A		9/21/1945	OTHER	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/30/2014	5984	MANUAL	6,000	C				sheet metal work t
9/2/2014	5879	NEW HOME	600,000	C	6/7/2016			Single family dwel
5/7/2012	5030	DEMOLITI		C	6/24/2013			demo an existing s
4/13/2012	5016	DEMOLITI	12,000	C	6/26/2012			demo barn structur
3/12/2001	2174	DEMOLITI		C	6/22/2002			6/01 0% 3/02 0% 6/
10/4/1996	1062-96	FENCE		C	6/11/1997			
2/9/1996	897-96	MANUAL		C	6/19/1996			SHELTER
11/7/1994	608-94	STABLE	25	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2017	PERMIT VISIT	618	G BOURGAULT
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
6/26/2012	MEAS/EXT INS	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/22/2002	MEAS/EXT INS	613	M COLE
3/23/2002	MEAS/EXT INS	615	D VELUTTI
6/5/2001	MEAS+INSPCTD	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.10719	Total SF/SM:	48229.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	477,778	Spl Credit:		Total:	477,800
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