



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CUNNINGHAM JAMES F
Owner 2:	
Owner 3:	
Street 1:	124 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2215 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	6.14	1.586	R2									424,078						424,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	192,600		1.000	424,100	616,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		328.73	/Parcel:	328.73	Insp Date
						Land Unit Type:	05/20/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	192,600	0	1.	424,100	616,700	616,700	Year End Roll	9/28/2017
2017	101	FV	190,900	0	1.	411,600	602,500	602,500	Year End Roll	9/29/2016
2016	101	FV	189,300	0	1.	411,600	600,900	600,900	Year End Roll	1/14/2016
2015	101	FV	186,000	0	1.	348,800	534,800	534,800	Year End	10/2/2014
2014	101	FV	172,700	0	1.	312,900	485,600	485,600	Year End Roll	1/23/2014
2013	101	FV	169,300	0	1.	303,900	473,200	473,200	Year End Roll	10/25/2012
2012	101	FV	169,300	0	1.	303,900	473,200	473,200	Year End	1/26/2012
2011	101	FV	174,300	0	1.	308,900	483,200	483,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIERCE JAMES AN	21667-452		1/8/1992		250000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/22/2013	5609	WDK	24,339	C	2/11/2014			replace existing p
8/19/2013	5516	WDK	18,000	C				rebuild existing d
8/24/2000	2061	RENOVATI	52,000	C	5/25/2001			special permit 5/2

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
9/15/2009	MEAS/EXT INS	25	D ERSKINE
3/23/2002	MEAS/EXT INS	615	D VELUTTI
5/25/2001	MEAS/EXT INS	613	M COLE
6/30/1999	M&L EXTERIOR	602	D TUCKER
5/18/1996	MEAS+INSPCTD	606	J SMITH
2/20/1996	MEAS/EXT INS	606	J SMITH
6/9/1994	FIELDREV CHG	601	PAUL MARSH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	34 5 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

EXTERIOR INFORMATION

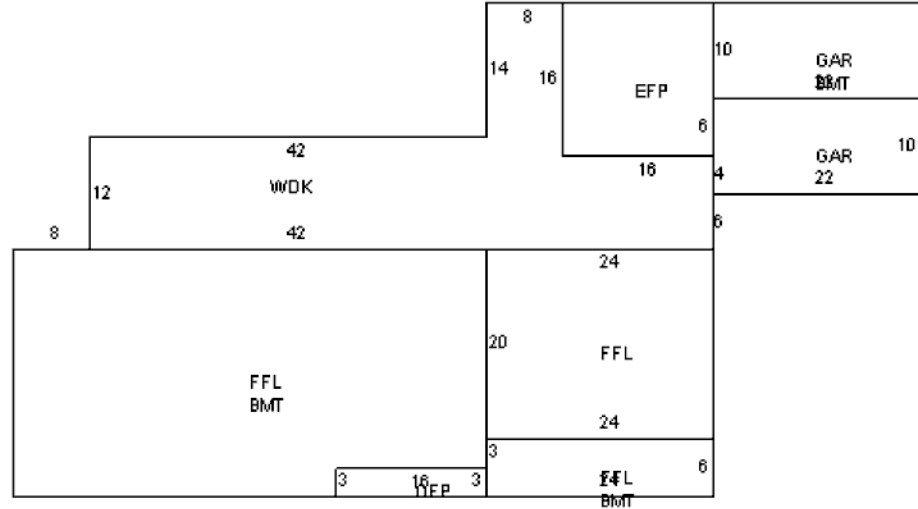
Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	# Units										
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals						RM:	7	BR:	4	Baths:	2	HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:	1 - DRYWALL	50%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		
Economic:		
Special:		
Override:		
Total:		31%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

INTERIOR INFORMATION

Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.06982946
Const Adj.:	1.01999998
Adj \$ / SQ:	81.842
Other Features:	59500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	279114
Depreciation:	86525
Depreciated Total:	192589

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	601804.6783
Juris. Factor:		Val/Su Fin:	102.67	
Special Features:	0	Val/Su Net:	40.25	
Final Total:	192600	Val/Su SzAd:	102.67	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,876	81.840	153,536	
BMT	BASEMENT	1,293	20.460	26,451	
WDK	WOOD DECK	872	15.880	13,851	
GAR	GARAGE	440	36.000	15,840	
EFP	ENCL PORCH	256	36.000	9,216	
OFF	OPEN PORCH	48	15.000	720	
Net Sketched Area:		4,785	Total:	219,614	
Size Ad	1876	Gross Area	5108	FinArea	1876

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				

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	

PARCEL ID 132 1 0

IMAGE

AssessPro Patriot Properties, Inc

