



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: ENILA JAMES K  
 Owner 2:  
 Owner 3:  
 Street 1: 134 LEXINGTON RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	198,400		0.920	308,800	507,200
Total Card		198,400	0.920	308,800	507,200
Total Parcel		198,400	0.920	308,800	507,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 375.70		/Parcel: 375.70	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	01/06/11
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**PREVIOUS OWNER**

Owner 1: ENILA - JAMES K  
 Owner 2: HUTCHINGS - NANCY J  
 Street 1: 134 LEXINGTON RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773 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	198,400	0	.92	308,800	507,200	507,200	Year End Roll	9/28/2017
2017	101	FV	196,800	0	.92	308,800	505,600	505,600	Year End Roll	9/29/2016
2016	101	FV	195,200	0	.92	300,000	495,200	495,200	Year End Roll	1/14/2016
2015	101	FV	192,000	0	.92	238,100	430,100	430,100	Year End	10/2/2014
2014	101	FV	185,700	0	.92	228,600	414,300	414,300	Year End Roll	1/23/2014
2013	101	FV	182,500	0	.92	224,500	407,000	407,000	Year End Roll	10/25/2012
2012	101	FV	182,500	0	.92	217,700	400,200	400,200	Year End	1/26/2012
2011	101	FV	241,400	0	.92	220,400	461,800	461,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENILA, JAMES K	70527-478		1/19/2018	CONVENIENC	99	No	No			
CARLSON KARIN J	45283-154		5/31/2005		535000	No	No			
BYRNE BRIAN A,	27613-470		8/27/1997		265000	No	No			
DOMINIC UMBRELL	16257-479		6/28/1985		170000	No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/25/2010	4499	FENCE		C				erect fench accord
2/5/2003	2636	ADDITION	240,000	C	6/17/2003			second floor 6/17

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/6/2011	MEAS+INSPCTD	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	D VELUTTI
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
5/6/1999	M&L COMPLETE	602	D TUCKER
2/20/1996	MEAS/EXT INS	606	J SMITH

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	4.54	1.697	R1									308,822						308,800	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 308,822	Spl Credit	Total: 308,800
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