

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORLEY PATRICK
Owner 2:	MORLEY TARA
Owner 3:	
Street 1:	80 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773-2207
Chtry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	WILL A DOUGLAS -
Owner 2:	WILL SHERILYNNE -
Street 1:	80 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773-2207
Chtry:	

NARRATIVE DESCRIPTION

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2001, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 4 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.27		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,100						8,100	
101	ONE FAM		0.273		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,638						1,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	931,700	3,900	2.380	656,100	1,591,700	z662	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 270.87						/Parcel: 270.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	931,700	3900	2.38	656,100	1,591,700	1,591,700	Year End Roll	9/28/2017
2017	101	FV	866,300	3900	2.38	649,700	1,519,900	1,519,900	Year End Roll	9/29/2016
2016	101	FV	840,500	3900	2.38	631,300	1,475,700	1,475,700	Year End Roll	1/14/2016
2015	101	FV	832,600	3900	2.38	584,900	1,421,400	1,421,400	Year End	10/2/2014
2014	101	FV	777,400	3900	2.38	545,700	1,327,000	1,327,000	Year End Roll	1/23/2014
2013	101	FV	761,600	3900	2.38	529,700	1,295,200	1,295,200	Year End Roll	10/25/2012
2012	101	FV	777,400	3900	2.38	549,700	1,331,000	1,331,000	Year End	1/26/2012
2011	101	FV	793,200	3900	2.38	568,100	1,365,200	1,365,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILL A DOUGLAS,	31475-528		6/2/2000		625000	No	No			
FLINT PETER,	27667-331		9/12/1997		475000	No	No			
EDWARD W. FLINT	11438-536		12/1/1967	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/13/2016	6390	RENO-ADD	15,525	C				Construct a pergol
3/3/2010	4391	RENOVATI	90,000	C	7/26/2010			add dormers; porch
5/17/2000	1971	NEW HOME	555,280	C	8/15/2001			
5/2/2000	1945	DEMOLITI		C	7/1/2001			
6/25/1999	1759	FINISH B	5,000	C	5/30/2000			5/30/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2010	MEAS+INSPCTD	25	D ERSKINE
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
8/15/2001	MEAS/EXT INS	600	PA
5/30/2000	MEAS+INSPCTD	611	P MULHERN
4/28/1999	M&L COMPLETE	602	D TUCKER
10/2/1996	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	46 3 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:	

