

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILBUR JEREMY D
Owner 2:	SHAPLAND ELAINE B
Owner 3:	
Street 1:	85 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2205 Type:

PREVIOUS OWNER

Owner 1:	LONG TR - CATHRYN CHERNE
Owner 2:	-
Street 1:	85 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2205

NARRATIVE DESCRIPTION

This Parcel contains 1.73 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1935, Having Primarily CLAPBOARD 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	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		75358		SQUARE FE	PRIME SITE		0	6.78	1.043	R3									532,958						533,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	663,100	14,900	1.730	533,000	1,211,000		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 228.06						/Parcel: 228.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	663,100	14900	1.73	533,000	1,211,000	1,211,000	Year End Roll	9/28/2017
2017	101	FV	542,200	14900	1.73	503,100	1,060,200	1,060,200	Year End Roll	9/29/2016
2016	101	FV	522,100	14900	1.73	488,200	1,025,200	1,025,200	Year End Roll	1/14/2016
2015	101	FV	503,000	14900	1.73	452,000	969,900	969,900	Year End	10/2/2014
2014	101	FV	498,200	14900	1.73	404,800	917,900	917,900	Year End Roll	1/23/2014
2013	101	FV	488,700	14900	1.73	393,000	896,600	896,600	Year End Roll	10/25/2012
2012	101	FV	488,700	14900	1.73	409,900	913,500	913,500	Year End	1/26/2012
2011	101	FV	519,800	14900	1.73	416,600	951,300	951,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LONG TR,CATHRYN	67454-417		6/17/2016		1345000	No	No			
LONG, CATHRYN C	26124-103		3/12/1996	CONVENIENC		1	No	No		
ERIC SACKNOFF	17757-242		1/6/1987		425000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/22/2014	5914	WINDOWS	11,000	C				
10/30/2013	5589	WOOD STO		C				pellet stove
12/28/2010	4638	WINDOWS	38,942	C				replace 26 wind & strip & re-roof
9/8/2006	3515	ROOF		C				
5/19/1997	1186	ROOF		C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
8/25/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	617	D HASCHIG
6/5/2007	MEAS/EXT INS	617	D HASCHIG
3/25/1998	MEAS/EXT INS	602	D TUCKER
2/20/1996	MEAS/EXT INS	606	J SMITH
4/26/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.72998	Total SF/SM:	75357.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	532,958	SpI Credit		Total:	533,000
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	46 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:	

PRINT

Date	Time
10/02/18	17:34:38

LAST REV

Date	Time
08/08/17	10:25:59

apro  
1342

