



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RUSSELL MILES C
Owner 2:	RUSSELL ELAINE COGLIANO
Owner 3:	
Street 1:	96 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 4.41 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1936, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 Influ	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		2.573		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									77,190						77,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	535,800	600	4.410	723,600	1,260,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 368.07						/Parcel: 368.07	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	535,800	600	4.41	723,600	1,260,000	1,260,000	Year End Roll	9/28/2017
2017	101	FV	497,900	600	4.41	717,200	1,215,700	1,215,700	Year End Roll	9/29/2016
2016	101	FV	482,800	600	4.41	698,800	1,182,200	1,182,200	Year End Roll	1/14/2016
2015	101	FV	478,100	600	4.41	652,400	1,131,100	1,131,100	Year End	10/2/2014
2014	101	FV	445,500	600	4.41	613,200	1,059,300	1,059,300	Year End Roll	1/23/2014
2013	101	FV	436,200	600	4.41	597,200	1,034,000	1,034,000	Year End Roll	10/25/2012
2012	101	FV	445,500	600	4.41	617,200	1,063,300	1,063,300	Year End	1/26/2012
2011	101	FV	454,800	600	4.41	635,600	1,091,000	1,091,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELIZABETH G. BR	19076-267		5/26/1988	PARTIAL INTR	1000000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/1/2012	5117	MANUAL	5,670	C				install solar elec
6/25/2004	2956	ROOF		C	3/14/2005			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/6/1999	M&L COMPLETE	602	D TUCKER
2/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	4.40955	Total SF/SM:	192080.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	723,590	Spl Credit		Total:	723,600
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