



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HALLSTEIN III HAROLD A
Owner 2:	HALLSTEIN SUSAN RICHARDS
Owner 3:	
Street 1:	90 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2215 Type:

PREVIOUS OWNER

Owner 1:	HALLSTEIN HAROLD A III -
Owner 2:	HALLSTEIN SUSAN R -
Street 1:	90 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2215

NARRATIVE DESCRIPTION

This Parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		
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		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									14,490						14,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	293,000	300	2.320	660,900	954,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 337.73						/Parcel: 281.53	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	382,100	300	2.32	660,900	1,043,300	1,043,300	Year End Roll	9/28/2017
2017	101	FV	366,900	400	2.32	654,500	1,021,800	1,021,800	Year End Roll	9/29/2016
2016	101	FV	365,700	400	2.32	636,100	1,002,200	1,002,200	Year End Roll	1/14/2016
2015	101	FV	351,500	400	2.32	589,700	941,600	941,600	Year End	10/2/2014
2014	101	FV	348,500	400	2.32	550,500	899,400	899,400	Year End Roll	1/23/2014
2013	101	FV	342,500	400	2.32	534,500	877,400	877,400	Year End Roll	10/25/2012
2012	101	FV	342,500	400	2.32	554,500	897,400	897,400	Year End	1/26/2012
2011	101	FV	350,700	400	2.32	572,900	924,000	924,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALLSTEIN HAROL	46035-2		9/6/2005	CONVENIENC		1	Yes	No		
RICH JANET	22240-321		7/27/1992		220000		Yes	No		NEW HOME AFTER SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/19/1999	1780	GARAGE	38,000	C	5/30/2000			garage & shop 5/3

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
5/25/2001	MEAS+INSPCTD	615	D VELUTTI
5/30/2000	MEAS/EXT INS	611	P MULHERN
4/28/1999	M&L COMPLETE	602	D TUCKER
2/20/1996	MEAS/EXT INS	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA
1/7/1994	INSPECTED	600	PA
1/6/1994	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.31955	Total SF/SM:	101039.60	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	660,890	Spl Credit		Total:	660,900
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