



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SECKLER DONALD A
Owner 2:	SECKLER JOANN B SCHRIER
Owner 3:	
Street 1:	91 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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	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		47916		SQUARE FE	PRIME SITE		0	6.78	1.469	R3									477,141						477,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	347,800	300	1.100	477,100	825,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 248.33						/Parcel: 248.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	347,800	300	1.1	477,100	825,200	825,200	Year End Roll	9/28/2017
2017	101	FV	341,500	300	1.1	450,400	792,200	792,200	Year End Roll	9/29/2016
2016	101	FV	333,400	300	1.1	437,000	770,700	770,700	Year End Roll	1/14/2016
2015	101	FV	324,100	300	1.1	404,700	729,100	729,100	Year End	10/2/2014
2014	101	FV	329,700	300	1.1	362,400	692,400	692,400	Year End Roll	1/23/2014
2013	101	FV	322,800	300	1.1	351,900	675,000	675,000	Year End Roll	10/25/2012
2012	101	FV	322,800	300	1.1	367,300	690,400	690,400	Year End	1/26/2012
2011	101	FV	329,700	300	1.1	373,300	703,300	703,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUIGI MORINO	17663-225		12/12/1986		266000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/19/2015	6257	ROOF	15,500	C				Strip and replace

ACTIVITY INFORMATION

Date	Result	By	Name
9/3/2013	MEAS+INSPCTD	25	D ERSKINE
6/5/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	D TUCKER
2/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

