



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINKELSTEIN STAN
Owner 2:	FINKELSTEIN JILL BENEDICT
Owner 3:	
Street 1:	117 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 2.37 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		0.533		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,990						16,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	292,100	12,200	2.370	662,400	966,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 292.02						/Parcel: 292.02	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	292,100	12200	2.37	662,400	966,700	966,700	Year End Roll	9/28/2017
2017	101	FV	278,900	12200	2.37	656,000	947,100	947,100	Year End Roll	9/29/2016
2016	101	FV	268,600	12200	2.37	637,600	918,400	918,400	Year End Roll	1/14/2016
2015	101	FV	258,200	12200	2.37	591,200	861,600	861,600	Year End	10/2/2014
2014	101	FV	255,600	12200	2.37	552,000	819,800	819,800	Year End Roll	1/23/2014
2013	101	FV	247,900	12200	2.37	536,000	796,100	796,100	Year End Roll	10/25/2012
2012	101	FV	247,900	12200	2.37	556,000	816,100	816,100	Year End	1/26/2012
2011	101	FV	255,700	12200	2.37	574,400	842,300	842,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAM ADAMSON	21377-497		8/27/1991		345000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/1/2015	6065	FINISH B	5,000	C				Build recreation s
4/30/2015	6064	WDK	5,000	C	3/3/2016			Repair deck damage
12/14/2012	5272	RENOVATI	19,800	C	6/24/2013			reno bath
9/27/1993	353	ADDITION	110,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	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+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
12/13/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

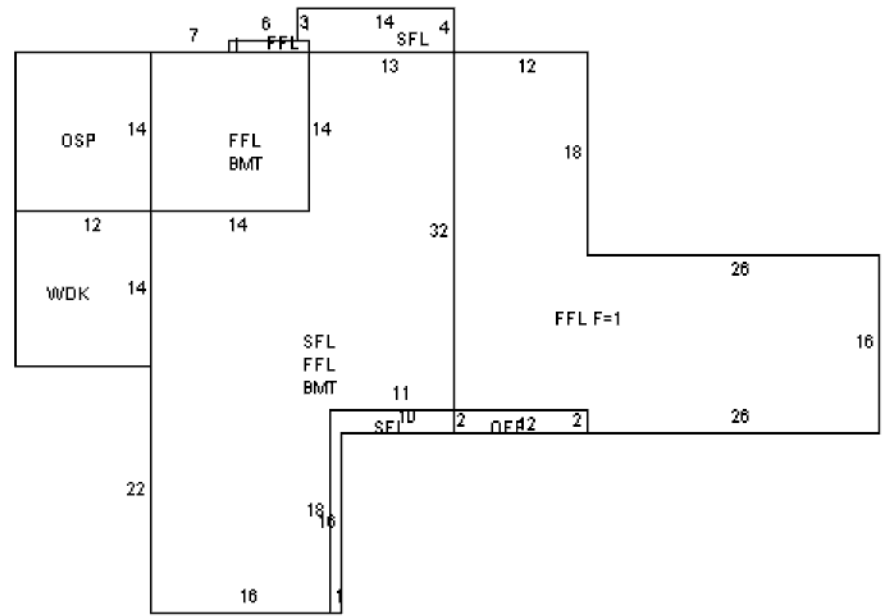
Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	3 Rating: AVERAGE
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath:	1 Rating: GOOD
A HBth:	
OthrFix:	1 Rating: AVERAGE

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1940
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 8 BRs: 3 Baths: 3 HB 1		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	AV - Average	33.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		33.8%

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.94946808
Const Adj.:	1.01999998
Adj \$ / SQ:	86.193
Other Features:	60659
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	441274
Depreciation:	149151
Depreciated Total:	292123

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

WtAv\$/SQ:	AvRate:	Ind.Val	939827.4703
Juris. Factor:	Val/Su Fin:	88.25	
Special Features:	0	Val/Su Net:	69.02
Final Total:	292100	Val/Su SzAd	97.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,959	86.190	168,852	
SFL	2ND FLOOR	1,049	86.190	90,416	
BMT	BASEMENT	864	29.090	25,134	
OSP	SCRN PORCH	168	22.500	3,780	
WDK	WOOD DECK	168	22.730	3,819	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		4,232	Total:	292,361	
Size Ad	3008	Gross Area	4520	FinArea	3310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	AFB	35	A	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	24X24	A	AV	1972	36.00	T	55.5	101			9,200			9,200
17	CABIN	D	Y	1	462	G	PR	1951	32.50	T	80	101			3,000			3,000

IMAGE



AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	12,200	Total Special Features:		Total:	12,200
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