



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ROBERGE TR JAMES K
Owner 2:	ROBERGE TR NANCY J
Owner 3:	JAMES K ROBERGE FAMILY TR 2002
Street 1:	111 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

**PREVIOUS OWNER**

Owner 1:	ROBERGE - JAMES K
Owner 2:	ROBERGE - NANCY J
Street 1:	111 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

**NARRATIVE DESCRIPTION**

This Parcel contains 3.62 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		1.7835		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									53,505						53,500	

Total AC/HA:	3.62005	Total SF/SM:	157689.38	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	699,905	Spl Credit		Total:	699,900
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	991,200	17,400	3.620	699,900	1,708,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 337.25						/Parcel: 337.25	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	991,200	17400	3.62	699,900	1,708,500	1,708,500	Year End Roll	9/28/2017
2017	101	FV	878,100	17400	3.62	693,500	1,589,000	1,589,000	Year End Roll	9/29/2016
2016	101	FV	840,400	17400	3.62	675,100	1,532,900	1,532,900	Year End Roll	1/14/2016
2015	101	FV	832,300	17400	3.62	628,700	1,478,400	1,478,400	Year End	10/2/2014
2014	101	FV	764,700	17400	3.62	589,500	1,371,600	1,371,600	Year End Roll	1/23/2014
2013	101	FV	748,900	17400	3.67	575,000	1,341,300	1,341,300	Year End Roll	10/25/2012
2012	101	FV	764,700	17400	3.67	595,000	1,377,100	1,377,100	Year End	1/26/2012
2011	101	FV	780,400	17400	3.67	613,400	1,411,200	1,411,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERGE,JAMES K	62262-168		7/17/2013	FAMILY		10	No	No		
HUMEZ ALICE D	23244-117		5/28/1993	CHANGE IN US	250000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/21/1993	293	NEW HOME	340,000	C	12/13/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	D TUCKER
2/20/1996	MEAS+INSPCTD	606	J SMITH
8/3/1995	INSPECTED	600	PA
7/28/1995	MEAS/EXT INS	600	PA
12/13/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	47 3 14
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	17:42:42

**LAST REV**

Date	Time
03/11/14	15:57:24

brennanp  
1359

