



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT SARAH A
Owner 2:	FLINT SUSANNA P
Owner 3:	FLINT THOMAS M
Street 1:	28 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2105 Type:

PREVIOUS OWNER

Owner 1:	FLINT JR - EDWARD F
Owner 2:	FLINT - HENRY R
Street 1:	28 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2105

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1690, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 7 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	55,600	35,100	1.840	646,500	737,200	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 218.62						/Parcel: 218.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	55,600	35100	1.84	646,500	737,200	737,200	Year End Roll	9/28/2017
2017	101	FV	55,100	35100	1.84	640,100	730,300	730,300	Year End Roll	9/29/2016
2016	101	FV	53,900	35100	1.84	621,700	710,700	710,700	Year End Roll	1/14/2016
2015	101	FV	50,500	35100	1.84	575,300	660,900	660,900	Year End	10/2/2014
2014	101	FV	48,100	35100	1.84	536,100	619,300	619,300	Year End Roll	1/23/2014
2013	101	FV	46,600	35100	1.84	520,100	601,800	601,800	Year End Roll	10/25/2012
2012	101	FV	46,600	35100	1.84	540,100	621,800	621,800	Year End	1/26/2012
2011	101	FV	49,000	35100	1.84	558,500	642,600	642,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLINT JR, EDWARD	64204-148		9/9/2014	FAMILY		1	No	No		
JOSEPHINE FLINT	12588-609		2/12/1974	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	617	D HASCHIG
4/28/1999	M&L COMPLETE	602	D TUCKER
2/19/1996	MEAS+INSPECTD	606	J SMITH
5/2/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	646,490	SpI Credit	Total:	646,500
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EXTERIOR INFORMATION

Table with exterior details including Type (1 - ANTIQUE), Sty Ht (2A - 2A), (Liv) Units (1), Foundation (3 - BRK OR STN), Frame (1 - WOOD), Prime Wall (2 - CLAPBOARD), Sec Wall, Roof Struct (2 - HIP), Roof Cover (1 - ASPHALT), Color, and View / Desir.

GENERAL INFORMATION

Table with general details including Grade (B - GOOD), Year Bilt (1690), Eff Yr Bilt, Alt LUC, Alt %, Jurisdicit, Const Mod, Lump Sum Adj, and Name.

INTERIOR INFORMATION

Table with interior details including Avg Ht/FL (STD), Prim Int Wal (2 - PLASTER), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (2 - SOFTWOOD), Sec Floors (3 - HARDWOOD), Bsmnt Flr, Bsmnt Gar, Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext (S), Heat Fuel (1 - OIL), Heat Type (5 - STEAM), # Heat Sys (1), % Heated (100), % AC (0), Solar HW (NO), Central Vac (NO), % Com Wal (0), % Sprinkled (0).

SPEC FEATURES/YARD ITEMS

Table with 14 columns: 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. Includes rows for GARAGE/L and 2 ST BARN.

Summary row: More: N, Total Yard Items: 35,100, Total Special Features, Total: 35,100.

BATH FEATURES

Table with bath details: Full Bath (1, Rating: FAIR), A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix (1, Rating: FAIR).

OTHER FEATURES

Table with other features: Kits (1, Rating: POOR), A Kits, Rating, Frpl (3, Rating: AVERAGE), WSFlue (1, Rating: AVERAGE).

CONDO INFORMATION

Table with condo details: Location, Total Units, Floor (1 - 1ST FLOOR), % Own, Name.

DEPRECIATION

Table with depreciation details: Phys Cond (FR - Fair, 51%), Functional, Economic, Special (OT - OTHER, 80%), Override, Total (90.2%).

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ (99.00), Size Adj (0.92793596), Const Adj (0.99970198), Adj \$ / SQ (91.838), Other Features (35125), Grade Factor (1.37), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (567693), Depreciation (512059), Depreciated Total (55634).

COMMENTS

1.14AC ADDED AT TRANSFER OF 52-1 TO TOWN IN 9/89 BK20064 PG 148CHK COND 1995 FLINT HOMESTEAD & BARN/architectural restriction 2005 pres restrict agreement 11/03/04 bk44031 pg138.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc (Line 1), # Units (1), and a detailed grid table with columns Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O.

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

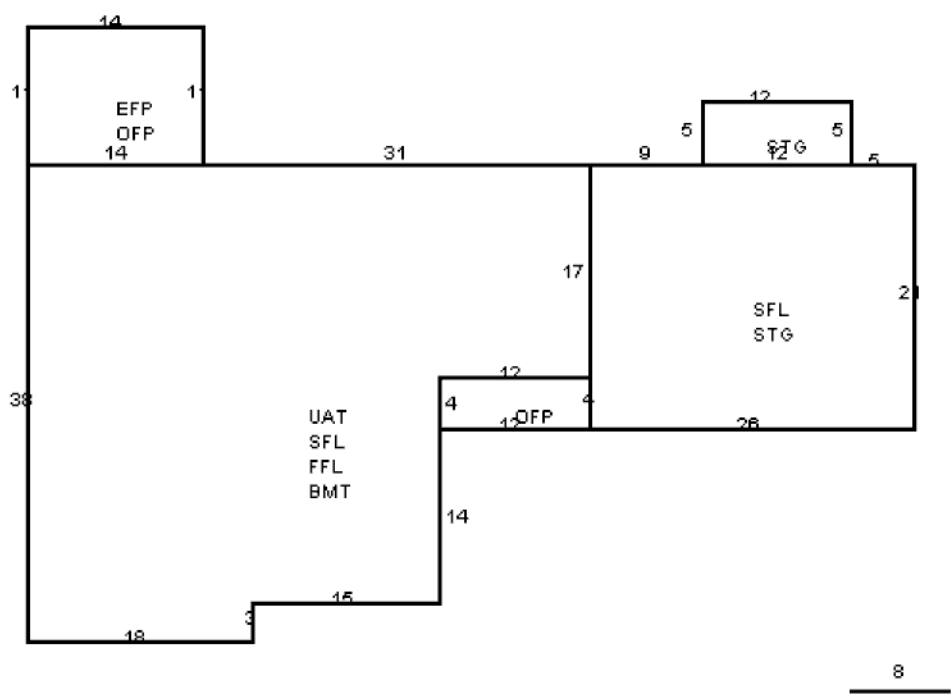
RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL. Totals: 1, 11, 7.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ, AvRate, Ind.Val (1007910.107), Juris. Factor, Val/Su Fin (16.49), Special Features (0), Val/Su Net (9.33), Final Total (55600), Val/Su SzAd (16.49).

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area (5,959), Total (379,249).

SUB AREA DETAIL

Table with sub-area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for SFL, BMT, FFL, STG, UAT, OFF, EFP.

IMAGE

AssessPro Patriot Properties, Inc

