



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT MARGARET STEEVES
Owner 2:	FLINT SR WARREN F
Owner 3:	
Street 1:	C/O EPHRAIM B FLINT
Street 2:	PO BOX 6034
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLINT MARGARET STEEVES -
Owner 2:	-
Street 1:	27 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2113

NARRATIVE DESCRIPTION

This Parcel contains 2.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1901, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 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 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		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,490						8,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	232,500	10,900	2.120	654,900	898,300	3/2010 See plan 613 of 2008 for boundary redraw.
Total Card	232,500	10,900	2.120	654,900	898,300	Entered Lot Size
Total Parcel	232,500	10,900	2.120	654,900	898,300	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		364.57	/Parcel:	364.57
						Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	08/27/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	232,500	10900	2.12	654,900	898,300	898,300	Year End Roll	9/28/2017
2017	101	FV	226,000	10900	2.12	648,500	885,400	885,400	Year End Roll	9/29/2016
2016	101	FV	221,600	10900	2.12	630,100	862,600	862,600	Year End Roll	1/14/2016
2015	101	FV	219,500	10900	2.12	583,700	814,100	814,100	Year End	10/2/2014
2014	101	FV	205,100	10900	2.12	544,500	760,500	760,500	Year End Roll	1/23/2014
2013	101	FV	200,800	10900	2.12	528,500	740,200	740,200	Year End Roll	10/25/2012
2012	101	FV	205,100	10900	2.357	555,600	771,600	771,600	Year End	1/26/2012
2011	101	FV	209,400	10900	2.357	574,000	794,300	794,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FLINT MARGARET	32928-380		5/25/2001	CONVENIENC		1	No	No
WARREN FLINT	14894-103		2/9/1983	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2010	4580	ROOF		C				strip and re-roof
9/12/2002	2575	ROOF		C	7/1/2003			
8/13/1997	1251	RENOVATI	25,000	C	3/25/1998			3/25/98 100%

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
3/25/1998	MEAS/EXT INS	602	D TUCKER
2/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

