



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT TR MARGARET PENDLETON
Owner 2:	
Owner 3:	39 LEXINGTON ROAD RE TRUST
Street 1:	39 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2113 Type:

PREVIOUS OWNER

Owner 1:	FLINT JR - WARREN F
Owner 2:	FLINT - MARGARET PENDLETON
Street 1:	39 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2113

NARRATIVE DESCRIPTION

This Parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1913, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.07		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,100						2,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	387,300		1.907	544,500	931,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 196.06						/Parcel: 196.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	387,300	0	1.907	544,500	931,800	931,800	Year End Roll	9/28/2017
2017	101	FV	376,200	0	1.907	514,100	890,300	890,300	Year End Roll	9/29/2016
2016	017	FV	363,300	0	1.91	435,557	798,857	776,444	Year End Roll	1/14/2016
2015	017	FV	359,700	0	1.91	404,957	764,657	742,244	Year End	10/2/2014
2014	017	FV	350,500	0	1.91	365,057	715,557	693,144	Year End Roll	1/23/2014
2013	017	FV	342,600	0	1.91	355,057	697,657	675,244	Year End Roll	10/25/2012
2012	017	FV	350,500	0	1.91	471,457	821,957	799,627	Year End	1/26/2012
2011	017	FV	358,300	0	1.91	486,757	845,057	822,727	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,WARREN	69141-183		4/14/2017	FAMILY		1	No	No		
WARREN F. FLINT	13842-336		11/21/1979	FAMILY	65000	No	No			Affidavit for Margaret P. Flint Bk5

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2012	5051	ROOF	3,000	C				strip & re-roof (a
11/13/2000	2125	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS+INSPCTD	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+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

