



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT TR EPHRAIM B
Owner 2:	WEIR TR MARGARET M
Owner 3:	CHARLES I REAL ESTATE TRUST
Street 1:	PO BOX 6034
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.12 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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:				Topo		
D				Street	1	PAVED
s				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 Infru	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	51,700	99,000	2.120	654,900	805,600	3/2010 See plan 613 of 2008 for boundary redraw.
Total Card		51,700	99,000	2.120	654,900	805,600
Total Parcel		51,700	99,000	2.120	654,900	805,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		1,112.71	/Parcel:	1,112.
		Entered Lot Size		Total Land:		
		Land Unit Type:				

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	10/02/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	51,700	99000	2.12	654,900	805,600	805,600	Year End Roll	9/28/2017
2017	101	FV	48,900	99000	2.12	648,500	796,400	796,400	Year End Roll	9/29/2016
2016	101	FV	48,400	99000	2.12	630,100	777,500	777,500	Year End Roll	1/14/2016
2015	101	FV	47,400	99000	2.12	583,700	730,100	730,100	Year End	10/2/2014
2014	101	FV	45,600	99000	2.12	544,500	689,100	689,100	Year End Roll	1/23/2014
2013	101	FV	44,600	99000	1.84	520,100	663,700	663,700	Year End Roll	10/25/2012
2012	101	FV	44,600	99000	1.84	540,100	683,700	683,700	Year End	1/26/2012
2011	101	FV	46,000	99000	1.84	558,500	703,500	703,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARREN FLINT, S	16153-211		5/9/1985	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/3/2003	2629	ADDITION	30,000	C	6/17/2003			18x18 addition to

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
4/28/1999	M&L COMPLETE	602	D TUCKER
2/19/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

