



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOSTUE BROOKS A
Owner 2:	MOSTUE PATRICIA M
Owner 3:	
Street 1:	3 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2028 Type:

**PREVIOUS OWNER**

Owner 1:	NICKERSON ELIZABETH PERKINS -
Owner 2:	-
Street 1:	3 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2028

**NARRATIVE DESCRIPTION**

This Parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1946, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.403		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									12,090						12,100	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									300						300	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	190,600		2.290	809,200	999,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 337.31						/Parcel: 337.31	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	190,600	0	2.29	809,200	999,800	999,800	Year End Roll	9/28/2017
2017	101	FV	187,300	0	2.29	809,200	996,500	996,500	Year End Roll	9/29/2016
2016	101	FV	185,700	0	2.29	757,200	942,900	942,900	Year End Roll	1/14/2016
2015	101	FV	180,800	0	2.29	702,000	882,800	882,800	Year End	10/2/2014
2014	101	FV	167,900	0	2.29	692,400	860,300	860,300	Year End Roll	1/23/2014
2013	101	FV	164,600	0	2.29	672,400	837,000	837,000	Year End Roll	10/25/2012
2012	101	FV	129,300	0	2.29	714,400	843,700	843,700	Year End	1/26/2012
2011	101	FV	129,000	0	2.29	738,300	867,300	867,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NICKERSON ELIZA	46574-193		11/30/2005		1025000	No	No			
JAMES DENORMAND	11805-692		3/2/1970		89000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/6/2014	5933	WINDOWS	15,000	C	5/13/2016			
10/4/2013	5569	ROOF	35,662	C				strip & re-roof dw
4/8/1996	921-96	ROOF	10,000	C	6/19/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/6/2011	MEAS/EXT INS	25	D ERSKINE
4/25/2006	MEAS+INSPCTD	100	B MORGAN
4/28/1999	M&L COMPLETE	602	D TUCKER
2/18/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

