



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COVERDALE KATHERINE V
Owner 2:	COVERDALE BRIAN A
Owner 3:	
Street 1:	11 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ZEIS LINCOLN ONE LLC -
Owner 2:	-
Street 1:	61 HUBBARD STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2017, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 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	
130	LAND		0.32		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,920						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,820,100		1.837	646,400	2,466,500		
130			0.320	1,900	1,900		GIS Ref
Total Card	1,820,100		2.157	648,300	2,468,400		GIS Ref
Total Parcel	1,820,100		2.157	648,300	2,468,400	Entered Lot Size	
Source: Market Adj Cost		Total Value per SQ unit /Card: 357.04		/Parcel: 357.04		Total Land:	Insp Date
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,068,500	0	2.157	648,300	1,716,800	1,716,800	Year End Roll	9/28/2017
2017	130	FV		0	2.157	641,900	641,900	641,900	Year End Roll	9/29/2016
2016	130	FV		0	2.157	623,500	623,500	623,500	Year End Roll	1/14/2016
2015	130	FV		0	2.157	577,100	577,100	577,100	Year End	10/2/2014
2014	130	FV		0	2.157	537,900	537,900	537,900	Year End Roll	1/23/2014
2013	130	FV		0	2.157	521,900	521,900	521,900	Year End Roll	10/25/2012
2012	130	FV		0	2.16	483,900	483,900	483,900	Year End	1/26/2012
2011	130	FV		0	2.16	500,200	500,200	500,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZEIS LINCOLN ON	71026-546		5/18/2018		2700000	No	No			
DENORMANDIE,ALI	66718-75		1/25/2016	CHANGE IN US	800000	No	No			
DENORMANDIE JAM	13386-122		2/3/1978	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/9/2017	6659	SHEET MT	20,000	C	5/4/2017			Sheet metal work f
8/8/2016	6518	NEW HOME	764,402	O	5/4/2017			Construct new sing

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	PERMIT VISIT	618	G BOURGAULT

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

Total AC/HA: 2.15655	Total SF/SM: 93939.31	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 648,320	SpI Credit	Total: 648,300
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