



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HURD KENNETH E
Owner 2:	HURD PAMELA B
Owner 3:	
Street 1:	21 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2113 Type:

**PREVIOUS OWNER**

Owner 1:	HURD KENNETH E -
Owner 2:	HURD PAMELA B -
Street 1:	21 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2113

**NARRATIVE DESCRIPTION**

This Parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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	
101	ONE FAM		0.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,280						5,300	Wetland

Total AC/HA:	2.71655	Total SF/SM:	118332.92	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	651,680	Spl Credit	Total:	651,700
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,029,200		2.717	651,700	1,680,900	991	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		312.84	/Parcel:	312.84
						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	1,029,200	0	2.717	651,700	1,680,900	1,680,900	Year End Roll	9/28/2017
2017	101	FV	965,100	0	2.717	645,300	1,610,400	1,610,400	Year End Roll	9/29/2016
2016	101	FV	944,800	0	2.717	626,900	1,571,700	1,571,700	Year End Roll	1/14/2016
2015	101	FV	917,500	0	2.717	580,500	1,498,000	1,498,000	Year End	10/2/2014
2014	101	FV	908,500	0	2.717	541,300	1,449,800	1,449,800	Year End Roll	1/23/2014
2013	101	FV	888,500	0	2.717	525,300	1,413,800	1,413,800	Year End Roll	10/25/2012
2012	101	FV	963,000	0	2.717	510,800	1,473,800	1,473,800	Year End	1/26/2012
2011	101	FV	984,900	0	2.717	527,900	1,512,800	1,512,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HURD KENNETH E,	30981-24		12/15/1999	CONVENIENC		99	No	No		
HURD, KENNETH E	24855-256		9/15/1994	FAMILY		1	Yes	No		
HURD FAYE K	14839-453		12/30/1982	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/28/2017	6924	SOLAR PA	9,508	O	12/13/2017			Install solar pane
11/6/2017	6906	RENO-ADD	128,000	O	4/30/2018			Convert existing s
10/11/1994	589-94	NEW HOME	400,000	C	8/29/1995			

**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
2/19/1996	MEAS/EXT INS	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

