



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZALIECKAS JILL
Owner 2:	HALL JASON
Owner 3:	
Street 1:	116 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEXINGTON RD DEVEL LMTD PART -
Owner 2:	-
Street 1:	C/O ROY BARR
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

NARRATIVE DESCRIPTION

This Parcel contains 1.047 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 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	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		45620		SQUARE FE	PRIME SITE		0	6.78	1.528	R3									472,471						472,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,124,400		1.047	472,500	1,596,900	See Plan No. 1641 of 2006 - Includes undivided 1/4 int in Field Parcel 34-4-6	0
							GIS Ref
							GIS Ref
Total Card	1,124,400		1.047	472,500	1,596,900	Entered Lot Size	
Total Parcel	1,124,400		1.047	472,500	1,596,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		414.46	/Parcel:	414.46	Insp Date
						Land Unit Type:	06/24/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,124,400	0	1.047	472,500	1,596,900	1,596,900	Year End Roll	9/28/2017
2017	101	FV	1,007,000	0	1.047	446,000	1,453,000	1,453,000	Year End Roll	9/29/2016
2016	101	FV	974,000	0	1.047	432,800	1,406,800	1,406,800	Year End Roll	1/14/2016
2015	101	FV	948,500	0	1.047	400,700	1,349,200	1,349,200	Year End	10/2/2014
2014	101	FV	812,300	0	1.047	358,900	1,171,200	1,171,200	Year End Roll	1/23/2014
2013	106	FV		2900	1.047	348,400	351,300	351,300	Year End Roll	10/25/2012
2012	130	FV		2900	1.047	373,200	376,100	376,100	Year End	1/26/2012
2011	130	FV		2900	1.047	379,200	382,100	382,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEXINGTON RD DE	63707-491		6/4/2014	PART INTERES	1650000	No	No			
JOHNSON ROLLIN,	32249-31		1/17/2001		2475000	No	No			
BOWLES MABEL LO	23773-472		10/15/1993	CHANGE IN US	585000	No	No			
WHEELER HERMAN	N/A		9/21/1945	OTHER	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/25/2013	5312	WOOD STO		C				install wood stove
1/24/2013	5309	MANUAL	16,000	C				sheet metal work f
9/10/2012	5156	NEW HOME	600,000	C	5/22/2014			

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.04729	Total SF/SM:	45619.95	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	472,471	SpI Credit:		Total:	472,500
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