



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YEE JOHN D
Owner 2:	CHUNG-YEE MIA
Owner 3:	
Street 1:	118 LEXINGTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DAVIS - PATRICK T
Owner 2:	-
Street 1:	C/O ERIC MOOREHEAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.232 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53646		SQUARE FE	PRIME SITE		0	6.78	1.344	R3									488,796						488,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	860,600		1.232	488,800	1,349,400	See Plan 1641 of 2006 - includes undivided 1/4 interest in Field Parcel 34-4-6
Total Card	860,600		1.232	488,800	1,349,400	Entered Lot Size
Total Parcel	860,600		1.232	488,800	1,349,400	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	207.14	/Parcel:	207.14	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	1,235,000	0	1.232	488,800	1,723,800	1,723,800	Year End Roll	9/28/2017
2017	101	FV	1,106,100	0	1.232	461,400	1,567,500	1,567,500	Year End Roll	9/29/2016
2016	101	FV	1,069,700	0	1.232	447,700	1,517,400	1,517,400	Year End Roll	1/14/2016
2015	101	FV	1,041,700	0	1.232	414,500	1,456,200	1,456,200	Year End	10/2/2014
2014	101	FV	427,500	0	1.232	371,300	798,800	798,800	Year End Roll	1/23/2014
2013	130	FV		0	1.232	360,500	360,500	360,500	Year End Roll	10/25/2012
2012	130	FV		0	1.232	386,400	386,400	386,400	Year End	1/26/2012
2011	130	FV		0	1.232	392,600	392,600	392,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS,PATRICK T	68774-257		1/18/2017		1460000	No	No			
LEXINGTON RD DE	63364-271		3/13/2014	CHD>SALE	1500000	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
4/7/2017	6713	FINISH B	140,000	C	7/11/2017			Remodel basement f
5/7/2013	5403	MANUAL	12,000	C				sheet metal work t
12/14/2012	5271	NEW HOME	600,000	C	5/20/2014			construct 5532 sq

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/24/2013	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.23154	Total SF/SM:	53645.88	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	488,796	Spl Credit		Total:	488,800
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