



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WEBB DALLAS JACOB
Owner 2:	KOSAR LEYLA ELHAN WEBB
Owner 3:	
Street 1:	122 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 1.43 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2016, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 4 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		62269		SQUARE FE	PRIME SITE		0	6.14	1.199	R2									458,540						458,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,219,600		1.430	458,500	1,678,100	See Plan No. 1641 of 2006 - Includes undivided 1/4 interest in Field Parcel 34-4-6	0
							GIS Ref
							GIS Ref
Total Card	1,219,600		1.430	458,500	1,678,100	Entered Lot Size	
Total Parcel	1,219,600		1.430	458,500	1,678,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		370.93	/Parcel:	370.93	Insp Date

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,219,600	0	1.43	458,500	1,678,100	1,678,100	Year End Roll	9/28/2017
2017	101	FV	928,800	0	1.43	445,100	1,373,900	1,373,900	Year End Roll	9/29/2016
2016	130	FV		0	1.43	445,100	445,100	445,100	Year End Roll	1/14/2016
2015	130	FV		0	1.43	377,100	377,100	377,100	Year End	10/2/2014
2014	130	FV		0	1.43	338,300	338,300	338,300	Year End Roll	1/23/2014
2013	130	FV		0	1.43	328,600	328,600	328,600	Year End Roll	10/25/2012
2012	130	FV		0	1.429	400,600	400,600	400,600	Year End	1/26/2012
2011	130	FV		0	1.429	407,100	407,100	407,100	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	68933-469		2/24/2017		1575000	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
8/11/2015	6191	MANUAL	3,500	C				Sheet metal work f
4/7/2015	6050	NEW HOME	600,000	C	6/7/2016			New single family

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/7/2017	Cnfmdbldgdpt	618	G BOURGAULT
6/7/2016	PERMIT VISIT	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.42950	Total SF/SM:	62269.02	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	458,540	SpI Credit		Total:	458,500
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