



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BUTTWIN WILLIAM G
Owner 2:	GRASSI ANITA MARIE
Owner 3:	
Street 1:	165 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2310 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	6.35	1.000	R2									508,000						508,000	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									120						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	483,700	700	1.857	508,100	992,500		0
							GIS Ref
							GIS Ref
Total Card	483,700	700	1.857	508,100	992,500	Entered Lot Size	
Total Parcel	483,700	700	1.857	508,100	992,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 296.80		/Parcel: 296.80			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	469,200	700	1.857	491,300	961,200	961,200	Create Final value 2019	6/4/2019
2018	101	FV	469,200	700	1.857	491,300	961,200	961,200	Year End Roll	9/28/2017
2017	101	FV	461,000	700	1.857	476,900	938,600	938,600	Year End Roll	9/29/2016
2016	101	FV	450,200	700	1.857	476,900	927,800	927,800	Year End Roll	1/14/2016
2015	101	FV	438,100	700	1.857	404,100	842,900	842,900	Year End	10/2/2014
2014	101	FV	402,700	700	1.857	362,500	765,900	765,900	Year End Roll	1/23/2014
2013	101	FV	394,700	700	1.877	352,200	747,600	747,600	Year End Roll	10/25/2012
2012	101	FV	394,700	700	1.88	261,200	656,600	656,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPINOSA KATHLEE	28621-462		5/26/1998	DIVORCE/ESTA	537500	No	No			
SPINOSA, KATHLE	24330-571		3/7/1994	FAMILY	0	No	No			
ROBERT SPINOSA	21010-241		2/15/1991	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2001	2336	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
4/9/1999	MEAS+INSPCTD	600	
2/22/1996	MEAS+INSPCTD	606	
4/21/1995	INSPECTED	600	

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

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	80	A	AV	1994	15.00	T	40	101			700			700

More: N	Total Yard Items: 700	Total Special Features: 700	Total: 700
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**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.92942584
Const Adj.:	1.01999998
Adj \$ / SQ:	87.217
Other Features:	56639
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	597134
Depreciation:	113455
Depreciated Total:	483679

**COMMENTS**

Lot 10.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	9	BR:	4	Bath:	3	HB:	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

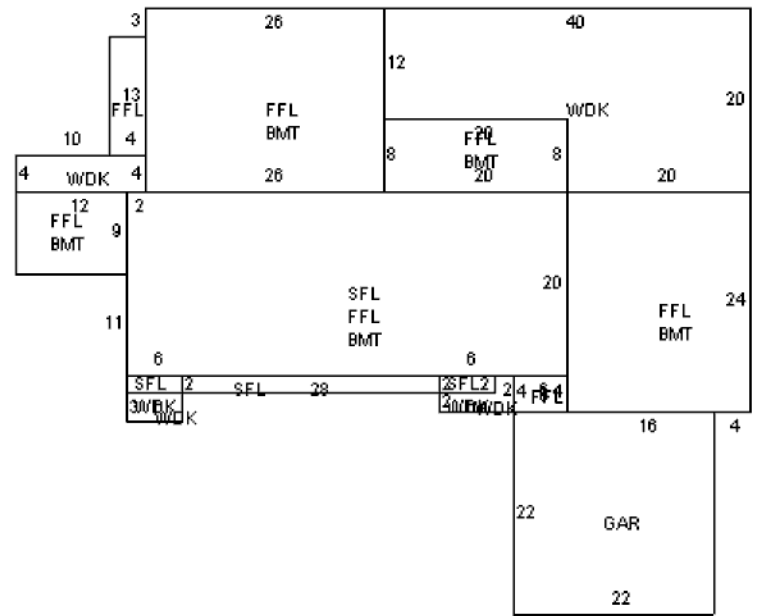
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 755354.1338
Juris. Factor:		Val/Su Fin:		144.65
Special Features:	0	Val/Su Net:		70.99
Final Total:	483700	Val/Su SzAd:		144.65

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,304	87.220	200,949
BMT	BASEMENT	2,228	21.800	48,580
SFL	2ND FLOOR	1,040	87.220	90,706
WDK	WOOD DECK	758	16.130	12,226
GAR	GARAGE	484	36.000	17,424
Net Sketched Area:		6,814	Total:	369,885
Size Ad	3344	Gross Area	6814	FinArea 3344

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc



PARCEL ID 130 5 0