

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAFauci TR SYLVIA A
Owner 2:	
Owner 3:	169 LEXINGTON RD NORTH TRUST
Street 1:	167 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2310 Type:

PREVIOUS OWNER

Owner 1:	LAFauci NICHOLAS A -
Owner 2:	LAFauci SYLVIA A -
Street 1:	167 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2310

NARRATIVE DESCRIPTION

This Parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.183		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,490						5,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	648,400		2.020	565,500	1,213,900
Total Card		648,400	2.020	565,500	1,213,900
Total Parcel		648,400	2.020	565,500	1,213,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 335.81		/Parcel: 335.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	589,600	0	2.02	547,900	1,137,500	1,137,500	Create Final value 2019	6/4/2019
2018	101	FV	589,600	0	2.02	547,900	1,137,500	1,137,500	Year End Roll	9/28/2017
2017	101	FV	574,400	0	2.02	517,500	1,091,900	1,091,900	Year End Roll	9/29/2016
2016	101	FV	553,200	0	2.02	502,300	1,055,500	1,055,500	Year End Roll	1/14/2016
2015	101	FV	548,300	0	2.02	465,500	1,013,800	1,013,800	Year End	10/2/2014
2014	101	FV	543,900	0	2.02	417,500	961,400	961,400	Year End Roll	1/23/2014
2013	101	FV	533,400	0	2.02	405,500	938,900	938,900	Year End Roll	10/25/2012
2012	101	FV	543,900	0	2.02	445,500	989,400	989,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAFauci NICHOLA	51724-270		9/26/2008	FAMILY		1	No	No
NICHOLAS LAFauci	22633-177		11/19/1992	FAMILY		0	No	No

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	M&L COMPLETE	602	
5/7/1996	MEAS+INSPCTD	606	
2/22/1996	MEAS/EXT INS	606	
4/27/1994	FIELDREV CHG	600	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	33 11 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	18:00:50

LAST REV

Date	Time
02/24/14	10:33:05

brennanp
1135

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:	16	- STONE VE 25%
Roof Struct:	3 - GAMBREL	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)	
Year Blt:	1990	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:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# 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

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	11.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.6%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.92430460
Const Adj.:	1.03530002
Adj \$ / SQ:	89.952
Other Features:	64288
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	733510
Depreciation:	85087
Depreciated Total:	648423

COMMENTS

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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	2	HB	2				

REMODELING

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

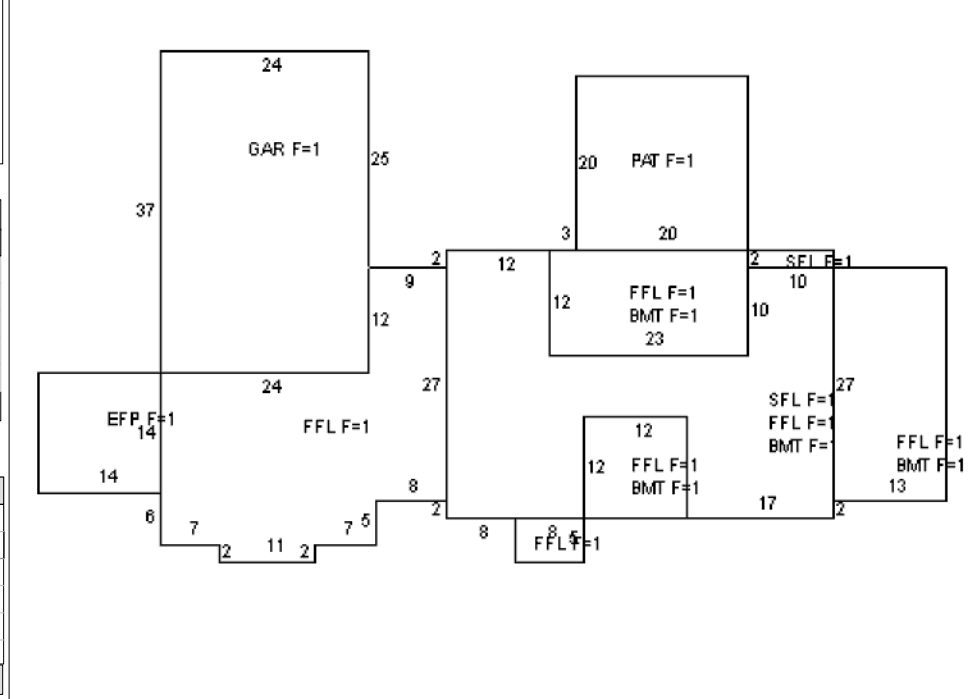
RES BREAKDOWN

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	977490.8737
Juris. Factor:		Val/Su Fin:	179.36		
Special Features:	0	Val/Su Net:	97.47		
Final Total:	648400	Val/Su SzAd:	188.37		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,516	89.950	226,318	
BMT	BASEMENT	1,726	24.740	42,696	
SFL	2ND FLOOR	926	89.950	83,318	
GAR	GARAGE	888	36.000	31,968	
PAT	PATIO	400	7.000	2,800	
EFP	ENCL PORCH	196	36.000	7,056	
Net Sketched Area:		6,652	Total:	394,156	
Size Ad	3442.25	Gross Area	6701	FinArea	3615

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	0
SFL	95				0

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 131 2 0