



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEVY TR MORRIS S
Owner 2:	LEVY TR WENDY W
Owner 3:	LEVY REALTY TRUST
Street 1:	161 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 .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41817		SQUARE FE	PRIME SITE		0	6.35	1.639	R2									435,261						435,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	334,600		0.960	435,300	769,900
Total Card		334,600	0.960	435,300	769,900
Total Parcel		334,600	0.960	435,300	769,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 246.29		/Parcel: 246.29	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	322,900	0	.96	420,900	743,800	743,800	Create Final value 2019	6/4/2019
2018	101	FV	322,900	0	.96	420,900	743,800	743,800	Year End Roll	9/28/2017
2017	101	FV	316,900	0	.96	408,500	725,400	725,400	Year End Roll	9/29/2016
2016	101	FV	316,900	0	.96	408,500	725,400	725,400	Year End Roll	1/14/2016
2015	101	FV	304,900	0	.96	346,200	651,100	651,100	Year End	10/2/2014
2014	101	FV	301,900	0	.96	310,500	612,400	612,400	Year End Roll	1/23/2014
2013	101	FV	295,900	0	.96	301,600	597,500	597,500	Year End Roll	10/25/2012
2012	101	FV	295,900	0	.96	274,200	570,100	570,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY, MORRIS S.	26042-597		2/12/1996	CONVENIENC		0	No	No		PUT IN TRUST
MORRIS LEVY	16411-381		9/5/1985	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/30/2018	7150	MANUAL	8,540	C				Replace a patio do
3/29/2018	7018	ROOF	22,425	C				Replace skylight;
9/11/2008	4041	RENOVATI	12,500	C	9/11/2008			remodel 1st fl bat
3/8/1993	204	RENO-GAR	15,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
4/30/2009	LEFT NOTICE	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	
2/22/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/9/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	3 - ALUMINUM		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	GD - Good	24.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.2%

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	82.00
Size Adj.:	0.94193858
Const Adj.:	0.99970198
Adj \$ / SQ:	77.216
Other Features:	63750
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	441361
Depreciation:	106809
Depreciated Total:	334552

CALC SUMMARY

Rate:	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	709049.1329
Juris. Factor:		Val/Su Fin:	107.04		
Special Features:	0	Val/Su Net:	65.63		
Final Total:	334600	Val/Su SzAd	107.04		

COMMENTS

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	Baths:	3	HB					

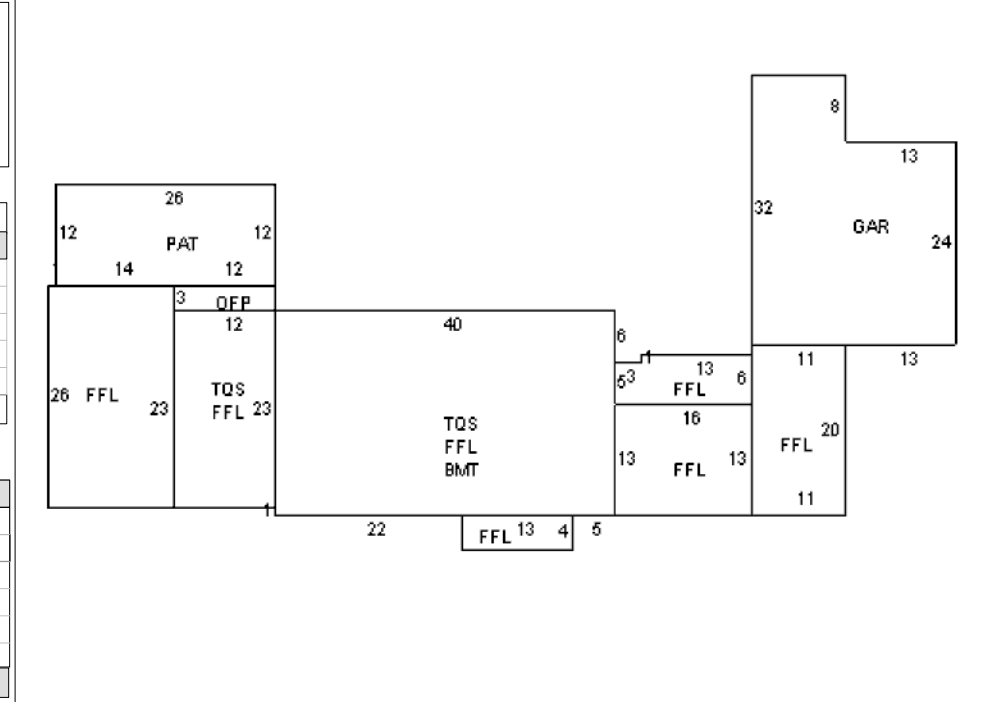
REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,199	77.220	169,798	
BMT	BASEMENT	960	19.300	18,532	
TQS	3/4 STORY	927	77.220	71,579	
GAR	GARAGE	664	36.000	23,904	
PAT	PATIO	312	7.000	2,184	
OFF	OPEN PORCH	36	15.000	540	
Net Sketched Area:		5,098	Total:	286,537	
Size Ad	3126	Gross Area	5407	FinArea	3126

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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:	
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IMAGE

AssessPro Patriot Properties, Inc

JUN 18 2007