



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CUNNINGHAM JAMES F
Owner 2:	
Owner 3:	
Street 1:	124 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2215 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		43560		SQUARE FE	PRIME SITE		0	6.35	1.586	R2									438,582						438,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	209,100		1.000	438,600	647,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 345.26						/Parcel: 345.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	192,600	0	1.	424,100	616,700	616,700	Create Final value 2019	6/4/2019
2018	101	FV	192,600	0	1.	424,100	616,700	616,700	Year End Roll	9/28/2017
2017	101	FV	190,900	0	1.	411,600	602,500	602,500	Year End Roll	9/29/2016
2016	101	FV	189,300	0	1.	411,600	600,900	600,900	Year End Roll	1/14/2016
2015	101	FV	186,000	0	1.	348,800	534,800	534,800	Year End	10/2/2014
2014	101	FV	172,700	0	1.	312,900	485,600	485,600	Year End Roll	1/23/2014
2013	101	FV	169,300	0	1.	303,900	473,200	473,200	Year End Roll	10/25/2012
2012	101	FV	169,300	0	1.	303,900	473,200	473,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIERCE JAMES AN	21667-452		1/8/1992		250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/22/2013	5609	WDK	24,339	C	2/11/2014			replace existing p
8/19/2013	5516	WDK	18,000	C				rebuild existing d
8/24/2000	2061	RENOVATI	52,000	C	5/25/2001			special permit 5/2

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
9/15/2009	MEAS/EXT INS	25	D ERSKINE
3/23/2002	MEAS/EXT INS	615	
5/25/2001	MEAS/EXT INS	613	
6/30/1999	M&L EXTERIOR	602	
5/18/1996	MEAS+INSPCTD	606	
2/20/1996	MEAS/EXT INS	606	
6/9/1994	FIELDREV CHG	601	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

