

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ENILA JAMES K
Owner 2:	
Owner 3:	
Street 1:	134 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ENILA - JAMES K
Owner 2:	HUTCHINGS - NANCY J
Street 1:	134 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		40075		SQUARE FE	PRIME SITE		0	4.75	1.697	R1									323,107						323,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	214,200		0.920	323,100	537,300
Total Card		214,200	0.920	323,100	537,300
Total Parcel		214,200	0.920	323,100	537,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.00		/Parcel: 398.00	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	01/06/11
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	198,400	0	.92	308,800	507,200	507,200	Create Final value 2019	6/4/2019
2018	101	FV	198,400	0	.92	308,800	507,200	507,200	Year End Roll	9/28/2017
2017	101	FV	196,800	0	.92	308,800	505,600	505,600	Year End Roll	9/29/2016
2016	101	FV	195,200	0	.92	300,000	495,200	495,200	Year End Roll	1/14/2016
2015	101	FV	192,000	0	.92	238,100	430,100	430,100	Year End	10/2/2014
2014	101	FV	185,700	0	.92	228,600	414,300	414,300	Year End Roll	1/23/2014
2013	101	FV	182,500	0	.92	224,500	407,000	407,000	Year End Roll	10/25/2012
2012	101	FV	182,500	0	.92	217,700	400,200	400,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENILA,JAMES K	70527-478		1/19/2018	CONVENIENC	99	No	No			
CARLSON KARIN J	45283-154		5/31/2005		535000	No	No			
BYRNE BRIAN A,	27613-470		8/27/1997		265000	No	No			
DOMINIC UMBRELL	16257-479		6/28/1985		170000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/25/2010	4499	FENCE		C				erect fench accord
2/5/2003	2636	ADDITION	240,000	C	6/17/2003			second floor 6/17

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2011	MEAS+INSPCTD	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	
5/22/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	
5/6/1999	M&L COMPLETE	602	
2/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

