



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FINKELSTEIN STAN
Owner 2:	FINKELSTEIN JILL BENEDICT
Owner 3:	
Street 1:	117 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.37 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Influ	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.533		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,990						16,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	289,100	12,200	2.370	680,000	981,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 296.43						/Parcel: 296.43	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	292,100	12200	2.37	662,400	966,700	966,700	Create Final value 2019	6/4/2019
2018	101	FV	292,100	12200	2.37	662,400	966,700	966,700	Year End Roll	9/28/2017
2017	101	FV	278,900	12200	2.37	656,000	947,100	947,100	Year End Roll	9/29/2016
2016	101	FV	268,600	12200	2.37	637,600	918,400	918,400	Year End Roll	1/14/2016
2015	101	FV	258,200	12200	2.37	591,200	861,600	861,600	Year End	10/2/2014
2014	101	FV	255,600	12200	2.37	552,000	819,800	819,800	Year End Roll	1/23/2014
2013	101	FV	247,900	12200	2.37	536,000	796,100	796,100	Year End Roll	10/25/2012
2012	101	FV	247,900	12200	2.37	556,000	816,100	816,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAM ADAMSON	21377-497		8/27/1991		345000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/1/2015	6065	FINISH B	5,000	C				Build recreation s
4/30/2015	6064	WDK	5,000	C	3/3/2016			Repair deck damage
12/14/2012	5272	RENOVATI	19,800	C	6/24/2013			reno bath
9/27/1993	353	ADDITION	110,000	C	12/13/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/6/1999	M&L COMPLETE	602	
2/20/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

