



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MORGANTI VICTOR M
Owner 2:	MORGANTI HELGA
Owner 3:	
Street 1:	101 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 2.96 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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		1.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									33,690						33,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	399,400	41,000	2.960	697,700	1,138,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 382.82						/Parcel: 382.82	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	370,600	41000	2.96	680,100	1,091,700	1,091,700	Create Final value 2019	6/4/2019
2018	101	FV	370,600	41000	2.96	680,100	1,091,700	1,091,700	Year End Roll	9/28/2017
2017	101	FV	370,600	41000	2.96	673,700	1,085,300	1,085,300	Year End Roll	9/29/2016
2016	101	FV	366,900	41000	2.96	655,300	1,063,200	1,063,200	Year End Roll	1/14/2016
2015	101	FV	352,200	41000	2.96	608,900	1,002,100	1,002,100	Year End	10/2/2014
2014	101	FV	348,600	41000	2.96	569,700	959,300	959,300	Year End Roll	1/23/2014
2013	101	FV	364,000	0	2.96	553,700	917,700	917,700	Year End Roll	10/25/2012
2012	101	FV	388,100	0	2.96	573,700	961,800	961,800	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALICE P. DAVISO	12928-618		1/30/1976		35000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/2/2012	5178	MANUAL	14,904	C				solar panels on ex
5/11/2012	5033	GARAGE	45,000	C	9/24/2012			30x30 2car gar w/s
10/7/1997	1286	ROOF	9,000	C	3/25/1998			3/25/98 100%
9/4/1996	1033-96	MANUAL	3,800	C	6/11/1997			REPL DK

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
3/25/1998	MEAS/EXT INS	602	
6/11/1997	MEAS/EXT INS	602	
5/7/1996	MEAS+INSPCTD	606	
2/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.95955 Total SF/SM: 128917.99 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 697,690 Spl Credit Total: 697,700

