



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PRANGE JONATHAN D
Owner 2:	SHERLOCK SARAH P
Owner 3:	
Street 1:	111 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

**PREVIOUS OWNER**

Owner 1:	ROBERGE TR - JAMES K
Owner 2:	ROBERGE TR - NANCY J
Street 1:	111 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

**NARRATIVE DESCRIPTION**

This Parcel contains 3.62 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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		1.7835		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									53,505						53,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	813,700	17,400	3.620	717,500	1,548,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 305.69						/Parcel: 305.69	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	991,200	17400	3.62	699,900	1,708,500	1,708,500	Create Final value 2019	6/4/2019
2018	101	FV	991,200	17400	3.62	699,900	1,708,500	1,708,500	Year End Roll	9/28/2017
2017	101	FV	878,100	17400	3.62	693,500	1,589,000	1,589,000	Year End Roll	9/29/2016
2016	101	FV	840,400	17400	3.62	675,100	1,532,900	1,532,900	Year End Roll	1/14/2016
2015	101	FV	832,300	17400	3.62	628,700	1,478,400	1,478,400	Year End	10/2/2014
2014	101	FV	764,700	17400	3.62	589,500	1,371,600	1,371,600	Year End Roll	1/23/2014
2013	101	FV	748,900	17400	3.67	575,000	1,341,300	1,341,300	Year End Roll	10/25/2012
2012	101	FV	764,700	17400	3.67	595,000	1,377,100	1,377,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERGE TR,JAME	71982-392		12/7/2018		1250000	No	No			
ROBERGE,JAMES K	62262-168		7/17/2013	FAMILY	10	No	No			
HUMEZ ALICE D	23244-117		5/28/1993	CHANGE IN US	250000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/21/1993	293	NEW HOME	340,000	C	12/13/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
2/20/1996	MEAS+INSPCTD	606	
8/3/1995	INSPECTED	600	
7/28/1995	MEAS/EXT INS	600	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

