

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	ROGERS CHRISTOPHER B
Owner 2:	ROGERS CATHERINE M
Owner 3:	
Street 1:	16 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON ASTRID L -
Owner 2:	-
Street 1:	809 DEPOT ST
Twn/City:	UNION
St/Prov:	ME Cntry
Postal:	04862

NARRATIVE DESCRIPTION

This parcel contains 3.687 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1934, having primarily CLAPBOARD Exterior and 2036 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.85		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									12,950						13,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.687	460,100		1,055,400	1,515,500
Total Card 3.687 460,100 1,055,400 1,515,500					
Total Parcel 3.687 1,052,600 1,055,400 2,108,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 744.35		/Parcel: 525.29	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	991,200	0	3.687	1,025,000	2,016,200		Year End Roll	12/2/2024
2024	101	FV	982,500	0	3.687	1,003,100	1,985,600		Year end	11/9/2023
2023	101	FV	911,300	0	3.687	851,100	1,762,400	1,762,400	Year end	11/3/2022
2022	101	FV	822,700	0	3.687	779,100	1,601,800	1,601,800	Year End Roll	10/19/2021
2021	101	FV	761,600	0	3.687	811,100	1,572,700	1,572,700	Year End Roll	10/15/2020
2020	101	FV	717,000	0	3.687	811,100	1,528,100	1,528,100	Year End Roll	9/26/2019
2019	101	FV	668,100	0	3.687	807,900	1,476,000	1,476,000	Create Final va	6/4/2019
2018	101	FV	668,100	0	3.687	807,900	1,476,000	1,476,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON ASTRID	37909-288		2/5/2003		1,450,000	No	No		SOLD WITH 65-16-1
EST DONALD DONA	12950-131		3/22/1976	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2017	6744	WINDOWS	12,000	C				Replace 2 basement
3/15/2017	6697	RENOVATI	50,000	C	6/27/2017			Remodel space for
7/21/2015	6172	SOLAR PA	51,950	C	1/28/2016			Install solar pane
10/12/2010	4578	RENOVATI	87,000	C	7/6/2011			reno bath, kit & l
7/3/2008	3985	RENOVATI	18,000	C	4/29/2009			insulate attic;rep
11/13/2006	3564	ROOF	40,000	C	6/5/2007			remove existing ro
10/24/2006	3548	RENO-BAR	400,000	C	5/27/2008			reno barn into gar
10/25/2000	2117	MANUAL	30,000	C	6/15/2001			construct deck & r

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	PERMIT VISIT	25	D ERSKINE
4/29/2009	MEAS+INSPCTD	25	D ERSKINE
7/24/2008	CERT OF OCC	10	MARK R
5/27/2008	PERMIT VISIT	100	
6/5/2007	MEAS+INSPCTD	100	
12/13/2003	MEAS/EXT INS	615	
6/15/2001	MEAS/EXT INS	613	
12/9/2000	M&L COMPLETE	610	
11/8/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



