

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HENRY BENJAMIN THOMAS
Owner 2:	
Owner 3:	
Street 1:	28 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3301 Type:

PREVIOUS OWNER

Owner 1:	HENRY - BENJAMIN THOMAS
Owner 2:	DENNIS - SHEILA FLORENCE
Street 1:	28 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3301

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1930, having primarily WOOD SHING Exterior and 2860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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		43560		SQUARE FE	PRIME SITE		0	13.03	1.59	R5									899,954						900,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	554,600	8,200	900,000	1,462,800
Total Card 1.000 554,600 8,200 900,000 1,462,800					
Total Parcel 1.000 554,600 8,200 900,000 1,462,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 511.47		/Parcel: 511.47	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	574,800	7600	1.	873,700	1,456,100		Year End Roll	12/2/2024
2024	101	FV	567,400	7600	1.	856,400	1,431,400		Year end	11/9/2023
2023	101	FV	563,700	7600	1.	725,200	1,296,500	1,296,500	Year end	11/3/2022
2022	101	FV	511,000	10800	1.	663,100	1,184,900	1,184,900	Year End Roll	10/19/2021
2021	101	FV	481,000	10800	1.	690,700	1,182,500	1,182,500	Year End Roll	10/15/2020
2020	101	FV	477,300	10800	1.	690,700	1,178,800	1,178,800	Year End Roll	9/26/2019
2019	101	FV	435,000	10800	1.	687,900	1,133,700	1,133,700	Create Final va	6/4/2019
2018	101	FV	435,000	10800	1.	687,900	1,133,700	1,133,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENRY,BENJAMIN	79602-320		1/27/2022	DIVORCE/ESTA		1	No	No	
PRICE,WILLIAM T	65464-1		6/1/2015		1,361,000	No	No		
PRICE,WILLIAM T	63614-414		5/15/2014	CONVENIENC	1,134,000	No	No		
STEVENSON TR,JO	62374-16		8/1/2013	DIVORCE/ESTA	1,134,000	No	No	ESTATE	
STEVENSON,JOHN	57130-469		7/13/2011	FAMILY	100	No	No		
STEVENSON JOHN	53532-330		9/14/2009	FAMILY	1	No	No		
PETERSON JOHN D	48681-373		12/18/2006	FAMILY	100	No	No		
STEVENSON JOHN	48681-353		12/18/2006	FAMILY	100	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
4/5/2022	R-22-0064	SOLAR PA	47,715	C				Install 24 roof-mo
10/31/2007	3809	ROOF		C				strip & re-roof dw
9/13/1996	1045-96	MANUAL	30,000	C	6/23/1997			RML KIT

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	
6/23/1997	MEAS+INSPCTD	602	
11/8/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	65 17 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

