



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 30.993 ACRES of land mainly classified as MUNICPL with a ECLECTIC Building built about 1850, having primarily CLAPBOARD Exterior and 5306 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
903	MUNICPL		160000		SQUARE FE	PRIME SITE		0	15.86	0.65	R7									1,649,440						1,649,400	
903	MUNICPL		27.32		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									1,229,400						1,229,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
903	30.993	1,758,600	200	2,878,800	4,637,600	
Total Card		30.993	1,758,600	200	2,878,800	4,637,600
Total Parcel		30.993	1,758,600	200	2,878,800	4,637,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 874.11		/Parcel: 874.11		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV	1,523,500	200	30.993	2,526,600	4,050,300		Year End Roll	12/2/2024
2024	903	FV	1,394,200	200	30.993	2,358,800	3,753,200		Year end	11/9/2023
2023	903	FV	1,394,200	200	30.993	2,301,600	3,696,000	3,696,000	Year end	11/3/2022
2022	903	FV	1,295,500	200	30.993	2,217,400	3,513,100	3,513,100	Year End Roll	10/19/2021
2021	903	FV	1,396,600	200	30.993	2,275,600	3,672,400	3,672,400	Year End Roll	10/15/2020
2020	903	FV	1,451,600	200	30.993	2,275,600	3,727,400	3,727,400	Year End Roll	9/26/2019
2019	903	FV	1,533,400	200	30.993	2,323,400	3,857,000	3,857,000	Create Final va	6/4/2019
2018	903	FV	1,533,400	200	30.993	2,323,400	3,857,000	3,857,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Town of Lincoln	5443-71		3/10/1930	INVOLVED GOV		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2004	2911	ROOF		C	3/14/2005			
9/11/1996	1043-96	MANUAL		C	7/1/1997			TP TENT
5/17/1996	947-96	TEMPORAR		C	7/1/1996			
8/3/1994	540-94	TEMPORAR	100	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN

Sign: VERIFICATION OF VISIT NOT DATA

