

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AKILLIAN TR LOUISE V
Owner 2:	JACOBS TR DAVID B
Owner 3:	LOUISE AKILLIAN REVOCABLE TRST
Street 1:	2 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	AKILLIAN - LOUISE V
Owner 2:	-
Street 1:	2 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1915, having primarily CLAPBOARD Exterior and 4461 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

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		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									9,205						9,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.100	1,255,000	35,100	1,051,600	2,341,700
Total Card	2.100	1,255,000	35,100	1,051,600	2,341,700
Total Parcel	2.100	1,255,000	35,100	1,051,600	2,341,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		524.97	/Parcel: 524.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,167,700	32700	2.1	1,021,200	2,221,600		Year End Roll	12/2/2024
2024	101	FV	1,124,500	32700	2.1	999,900	2,157,100		Year end	11/9/2023
2023	101	FV	1,117,100	32700	2.1	847,900	1,997,700	1,997,700	Year end	11/3/2022
2022	101	FV	1,001,400	41100	2.1	775,900	1,818,400	1,818,400	Year End Roll	10/19/2021
2021	101	FV	989,200	41100	2.1	807,900	1,838,200	1,838,200	Year End Roll	10/15/2020
2020	101	FV	1,028,100	41100	2.1	807,900	1,877,100	1,877,100	Year End Roll	9/26/2019
2019	101	FV	1,001,400	41100	2.1	804,700	1,847,200	1,847,200	Create Final va	6/4/2019
2018	101	FV	1,001,400	41100	2.1	804,700	1,847,200	1,847,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AKILLIAN, LOUISE	75640-27		9/17/2020	CONVENIENC	100	No	No		
OLSEN KENNETH H	48999-121		2/16/2007		1,906,000	No	No		
	10026-406		5/19/1962		65,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2022	R-22-0074	RENOVATI	220,500	C				Renovate 3 bathroo
4/20/2021	R-21-0067	ROOF	1,988	C				Remove shingles &
2/5/2021	R-21-0020	MANUAL	10,100	C				Weatherization & i
11/4/2016	6613	ROOF	16,988	C				Strip & re-roof dw
9/26/2007	3776	RENOVATI	75,000	C	5/28/2009			reno kit;replace k
12/15/2005	3326	MANUAL	20,000	C	6/22/2006			rep fr doors, rem
6/24/2004	2963	RENOVATI	40,000	C	5/21/2005			ren 2 baths
1/16/2004	2847	RENOVATI	36,000	C	5/21/2005			reno bath & move l
6/30/1998	1454	GREENHOU	39,000	C	3/6/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
7/30/2018	INFO AT DOOR	622	K Cuoco
5/28/2009	PERMIT VISIT	25	D ERSKINE
5/27/2008	MEAS/EXT INS	100	
6/22/2006	MEAS/EXT INS	50	
5/21/2005	MEAS/EXT INS	615	
6/23/2004	MEAS+INSPCTD	615	
12/9/2000	M&L COMPLETE	613	
3/6/1999	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65 5 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:	

!1815!

PRINT

Date	Time
09/26/25	17:11:05

LAST REV

Date	Time
02/05/25	12:29:47

apro 1815

