

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARSHAD GULREZ
Owner 2:	ARSHAD SARA C
Owner 3:	
Street 1:	12 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2002 Type:

PREVIOUS OWNER

Owner 1:	ARSHAD SARA C -
Owner 2:	-
Street 1:	12 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2002

NARRATIVE DESCRIPTION

This parcel contains 2.98 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1942, having primarily CLAPBOARD Exterior and 4484 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	3	WATER
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		1.143		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,005						40,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.980	1,131,700	50,800	1,082,400	2,264,900
Total Card 2.980 1,131,700 50,800 1,082,400 2,264,900					
Total Parcel 2.980 1,131,700 50,800 1,082,400 2,264,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		505.16	/Parcel: 505.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,096,700	47500	2.98	1,052,000	2,196,200		Year End Roll	12/2/2024
2024	101	FV	1,055,300	5700	2.98	1,026,300	2,087,300		Year end	11/9/2023
2023	101	FV	1,048,000	5700	2.98	874,300	1,928,000	1,928,000	Year end	11/3/2022
2022	101	FV	939,100	8900	2.98	802,300	1,750,300	1,750,300	Year End Roll	10/19/2021
2021	101	FV	924,000	8900	2.98	834,300	1,767,200	1,767,200	Year End Roll	10/15/2020
2020	101	FV	959,900	8900	2.98	834,300	1,803,100	1,803,100	Year End Roll	9/26/2019
2019	101	FV	931,800	8900	2.98	831,100	1,771,800	1,771,800	Create Final va	6/4/2019
2018	101	FV	931,800	8900	2.98	831,100	1,771,800	1,771,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARSHAD SARA C,	54842-131		6/17/2010	FAMILY		1	No	No	
LANDIS MIMI TR,	37825-45		1/29/2003		1,650,000		No	No	
LANDIS, MIMI	25837-255		11/22/1995	CONVENIENC			No	No	
BUERGER MARTIN	22038-388		5/15/1992		627,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2022	R-22-0104	APARTMEN	124,999	O	2/8/2023			Convert 2nd floor
5/5/2021	R-21-0080	SIDING	10,000	C	5/5/2021			Replace rotting cl
7/12/2012	5092	MANUAL	500	C				sheet metal permit
3/22/2012	5003	RENOVATI	200,000	C	8/11/2013			add an office, bed
3/27/2002	2453	KITCHEN	42,000	C	7/6/2002			

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2024	PERMIT VISIT	605	BOA
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2012	PERMIT VISIT	25	D ERSKINE
12/9/2008	MEAS/EXT INS	25	D ERSKINE
2/28/2004	MEAS+INSPCTD	615	
7/6/2002	MEAS+INSPCTD	613	
12/9/2000	M&L COMPLETE	613	
10/2/1995	MEAS+INSPCTD	606	
6/29/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65 6 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:	

