

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COTHBO LIMITED PARTNERSHIP
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6347
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOLDEN SARAH -
Owner 2:	HOLDEN LAWRENCE -
Street 1:	60 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3301

NARRATIVE DESCRIPTION

This Parcel contains 2.787 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
132	UNDEV		0.95		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									6,650						6,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.950			6,700	6,700
130	1.837			798,400	798,400
Total Card		2.787		805,100	805,100
Total Parcel		2.787		805,100	805,100
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	2.787	781,900	781,900		Year End Roll	12/2/2024
2024	130	FV		0	2.787	765,700	765,700		Year end	11/9/2023
2023	130	FV		0	2.787	705,700	705,700	705,700	Year end	11/3/2022
2022	130	FV		0	2.787	638,500	638,500	638,500	Year End Roll	10/19/2021
2021	130	FV		0	2.787	565,700	565,700	565,700	Year End Roll	10/15/2020
2020	130	FV		0	2.787	565,700	565,700	565,700	Year End Roll	9/26/2019
2019	130	FV		0	2.787	548,100	548,100	548,100	Create Final va	6/4/2019
2018	130	FV		0	2.787	548,100	548,100	548,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLDEN SARAH,	33211-488		7/6/2001	CONVENIENC		No	No		
CANNON BRADFORD	16726-57		1/22/1986	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	73 3 2
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:	

PRINT

Date	Time
09/26/25	17:34:55

LAST REV

Date	Time
07/30/12	10:22:06

brennanp 1993

