Total Card / Total Parcel
APPRAISED: 1,572,700 / 1,572,700
USE VALUE: 1,572,700 / 1,572,700
ASSESSED: 1,572,700 / 1,572,700

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.930	516,300	10,700	1,045,700	1,572,700
Total Card	1.930	516,300	10,700	1,045,700	1,572,700
Total Parcel	1.930	516,300	10,700	1,045,700	1,572,700

Source: Market Adj Cost Total Value per SQ unit /Card: 786.35 /Parcel: 786.35

Legend Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 03/27/18

OWNERSHIP

Unit #:

Owner 1:	O`KEEFE GAIL A
Owner 2:	MELTON SAMUEL E
Owner 3:	
Street 1:	39 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773		Type:

PREVIOUS OWNER

Owner 1:	SEMLER - MAXWELL L
Owner 2:	HANEY - AMELIA G
Street 1:	39 WESTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773

PREVIOUS ASSESSMENT

Parcel ID 151 36 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	484,200	10000	1.93	1,015,300	1,509,500		Year End Roll	12/2/2024
2024	101	FV	475,700	10000	1.93	994,800	1,480,500		Year end	11/9/2023
2023	101	FV	237,600	10000	1.93	842,800	1,090,400	1,090,400	Year end	11/3/2022
2022	101	FV	209,100	10300	1.93	770,800	990,200	990,200	Year End Roll	10/19/2021
2021	101	FV	228,400	10300	1.93	802,800	1,041,000	1,041,500	Year End Roll	10/15/2020
2020	101	FV	232,000	10300	1.93	802,800	1,045,100	1,045,100	Year End Roll	9/26/2019
2019	101	FV	224,800	10300	1.93	799,600	1,034,700	1,034,700	Create Final va	6/4/2019
2018	101	FV	224,800	10300	1.93	799,600	1,034,700	1,034,700	Year End Roll	9/28/2017

!1996!

PRINT
| Date | Time |
| 09/26/25 | 17:35:11 |

LAST REV
| Date | Time |
| 07/21/25 | 14:46:33 |
apro
1996

USER DEFINED

Prior Id # 1:	73 4 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:	

NARRATIVE DESCRIPTION

This parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1860, having primarily CLAPBOARD Exterior and 2000 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

SALES INFORMATION

TAX DISTRICT   PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEMLER,MAXWELL	80241-405		6/7/2022		1,800,000	No	No		
PARKS,ADDISON D	73287-210		9/16/2019		1,025,000	No	No		
LEVY RAYMOND A,	37886-405		2/3/2003		975,000	No	No		
CHARLES E. PIER	17258-593		7/31/1986		350,000	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:			Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2025	R-25-0093	SOLAR PA	12,960	C				
4/4/2025	SH-25-0008	SHEET MT	2,000	C				Reinstall 3 suppli
4/4/2025	MEC-25-001	MECHANIC	12,000	C				Install 2 ductless
2/28/2025	P-25-0024							
10/24/2024	1	ADDITION	469,000	O				
11/18/2023	E-24-244			C				
2/27/2023	R-23-0045	SOLAR PA	51,200	C				Install roof mount
7/23/2014	5836	ROOF						
4/18/1996	928-96	ROOF		C	6/24/1996			
1/30/1995	662-95	MANUAL	9,000	C	9/5/1995			BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2025	INFO FM PRMT	7	SB
3/30/2025	INFO FM PRMT	7	SB
3/27/2018	MEAS+INSPCTD	622	K Cuoco
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+EXT INS	615	
12/9/2000	M&L EXTERIOR	613	
10/2/1995	MEAS+INSPCTD	606	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.093		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									3,255						3,300	

| Total AC/HA: 1.92955 | Total SF/SM: 84051 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 5 | Total: 1,045,655 | Spl Credit | Total: 1,045,700 |

EXTERIOR INFORMATION

Field	Value
Type:	1 - ANTIQUE
Sty Ht:	1T - 1T
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - GOOD (+)
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	13 - RADIANT EL
# Heat Sys:	1
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Field	Value	Rating
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:		
WSFlue:	1	AVERAGE

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	17.5	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	153.00
Size Adj.:	1.04999995
Const Adj.:	0.98960400
Adj $ / SQ:	158.980
Other Features:	43100
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625811
Depreciation:	109517
Depreciated Total:	516294

COMMENTS

NANCY SMITH HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 3		Baths: 3			HB				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	913022.1328

Juris. Factor:		Before Depr:	254.37
Special Features:	0	Val/Su Net:	188.84
Final Total:	516300	Val/Su SzAd	258.15

SKETCH

Sketch dimensions: WDK 8×12; FFL 23×32; SFL FFL 14×20; GRN 12×20; HST FFL BMT 19×8; OFP

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,412	158.980	224,480
HST	HALF STORY	308	158.980	48,966
SFL	2ND FLOOR	280	158.980	44,514
BMT	BASEMENT	246	39.740	9,793
GRN	GRN	240	61.880	14,851
OFP	OPEN PORCH	152	16.050	2,440
WDK	WOOD DECK	96	31.130	2,989

Net Sketched Area:	2,734	Total:	348,033
Size Ad	2000	Gross Area	3412	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	40				0

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 151 36 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
21	STUDIO	D	Y	1	20X18	G	AV	1860	66.88	T	60	101			9,600			9,600
2	SHED/FR	D	Y	1	8x10	A	AV	1860	16.05	T	70	101			400			400
2	SHED/FR	D	Y	1	18x8	A	AV	1980	16.05	T	70	101			700			700

More:	N	Total Yard Items:	10,700	Total Special Featues:		Total:	10,700