

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MIDDLETON NEIL B
Owner 2:	ALLEN SUSAN
Owner 3:	
Street 1:	45 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3302 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily CONC BLOCK Exterior and 2737 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

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	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		74051.2		SQUARE FE	PRIME SITE		0	11.98	1.06	R4									937,017						937,000	

Total AC/HA:	1.69998	Total SF/SM:	74051	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	937,017	SpI Credit	Total:	937,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	634,800	15,800	937,000	1,587,600
Total Card	1.700	634,800	15,800	937,000	1,587,600
Total Parcel	1.700	634,800	15,800	937,000	1,587,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		580.05	/Parcel: 580.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	600,500	14800	1.7	909,600	1,524,900		Year End Roll	12/2/2024
2024	101	FV	585,500	14800	1.7	891,700	1,492,000		Year end	11/9/2023
2023	101	FV	536,600	14800	1.7	723,500	1,274,900	1,274,900	Year end	11/3/2022
2022	101	FV	458,500	17900	1.7	669,500	1,145,900	1,145,900	Year End Roll	10/19/2021
2021	101	FV	441,300	17900	1.7	625,700	1,084,900	1,084,900	Year End Roll	10/15/2020
2020	101	FV	437,300	17900	1.7	649,200	1,104,400	1,104,400	Year End Roll	9/26/2019
2019	101	FV	279,500	14800	1.7	632,000	926,300	926,300	Create Final va	6/4/2019
2018	101	FV	279,500	14800	1.7	632,000	926,300	926,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GELWICKS, JAMES	25494-77		7/18/1995		485,000	No	No		
GELWICKS + MULK	24189-310		1/21/1994	FAMILY		1	No	No	
HARRISON ELIZA	22678-201		12/1/1992		380,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2018	7220	RENOVATI	102,000	C	5/19/2020			Install 12 new win
2/6/2006	3348	RENOVATI	110,000	C	6/5/2007			kit,bath&officeind

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	PERMIT VISIT	623	M Larson
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	100	
6/23/2006	PERMIT VISIT	615	
12/9/2000	M&L COMPLETE	613	
10/2/1995	MEAS+INSPCTD	606	
6/29/1994	FIELDREV CHG	600	
12/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	73 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:	

PRINT

Date	Time
09/26/25	17:35:19

LAST REV

Date	Time
07/06/20	11:23:29

blakeley  
1997

PAT ACCT.

