

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GUSTAVSON TR GLENN OLOF
Owner 2:	MORTEN TR PATRICIA A
Owner 3:	GLENN OLOF GUSTAVSON REVOC TR
Street 1:	PO BOX 6176
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GUSTAVSON GLENN O -
Owner 2:	MORTEN PATRICIA A -
Street 1:	59 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This parcel contains 3.547 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1959, having primarily WOOD Exterior and 3110 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		
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		1.71		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									11,970						12,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.547	394,300	4,800	1,054,400	1,453,500
Total Card	3.547	394,300	4,800	1,054,400	1,453,500
Total Parcel	3.547	394,300	4,800	1,054,400	1,453,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: 467.30		/Parcel: 467.30	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	361,800	4500	3.547	1,024,000	1,390,300		Year End Roll	12/2/2024
2024	101	FV	357,700	4500	3.547	1,002,300	1,364,500		Year end	11/9/2023
2023	101	FV	308,900	4500	3.547	850,300	1,163,700	1,163,700	Year end	11/3/2022
2022	101	FV	248,400	4500	3.547	778,300	1,031,200	1,031,200	Year End Roll	10/19/2021
2021	101	FV	229,300	4500	3.547	810,300	1,044,100	1,044,100	Year End Roll	10/15/2020
2020	101	FV	225,400	4500	3.547	810,300	1,040,200	1,040,200	Year End Roll	9/26/2019
2019	101	FV	223,500	4500	3.547	807,100	1,035,100	1,035,100	Create Final va	6/4/2019
2018	101	FV	223,500	4500	3.547	807,100	1,035,100	1,035,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUSTAVSON GLENN	44660-570		2/18/2005	CONVENIENC		1	No	No	
JOHN DOWLING	12817-318		6/26/1975		97,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2022	R-22-0246	BATH	41,644	O	1/16/2023			Gut & remodel bath
11/2/2020	R-20-0197	BATH	17,000	O				Convert part of ba

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS/EXT INS	622	K Cuoco
12/22/2009	MEAS+INSPECTD	100	
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	
10/4/1995	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	73 7 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	17:35:34

LAST REV

Date	Time
04/29/24	15:51:10

apro
1999

PAT ACCT.

