

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AVI-YONAH REUVEN
Owner 2:	AVI-YONAH ORLI KLIER
Owner 3:	
Street 1:	75 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3302 Type:

PREVIOUS OWNER

Owner 1:	HIBBEN - GEORGE C
Owner 2:	-
Street 1:	75 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This parcel contains 1.701 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1953, having primarily CONC BLOCK Exterior and 3061 Square Feet, with 1 Unit, 3 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	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		74116.2		SQUARE FE	PRIME SITE		0	11.98	1.06	R4									937,253						937,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.701	693,800	4,400	937,300	1,635,500
Total Card	1.701	693,800	4,400	937,300	1,635,500
Total Parcel	1.701	693,800	4,400	937,300	1,635,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		534.30	/Parcel: 534.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	637,600	4100	1.701	909,900	1,551,600		Year End Roll	12/2/2024
2024	101	FV	630,300	4100	1.701	891,900	1,526,300		Year end	11/9/2023
2023	101	FV	541,800	4100	1.701	723,700	1,269,600	1,269,600	Year end	11/3/2022
2022	101	FV	469,600	4100	1.701	669,700	1,143,400	1,143,400	Year End Roll	10/19/2021
2021	101	FV	417,200	4100	1.701	625,900	1,047,200	1,047,200	Year End Roll	10/15/2020
2020	101	FV	409,900	4100	1.701	649,300	1,063,300	1,063,300	Year End Roll	9/26/2019
2019	101	FV	397,600	4100	1.701	632,100	1,033,800	1,033,800	Create Final va	6/4/2019
2018	101	FV	397,600	4100	1.701	632,100	1,033,800	1,033,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIBBEN, GEORGE C	71301-58		7/11/2018	MULTI-PARCEL	1,450,000	No	No		
HIBBEN, JULIA K	14646-403		6/25/1982	FAMILY		No	No		

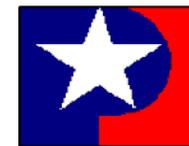
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2021	R-21-0131	ROOF	28,200	C	9/17/2021			Strip, insulate &
8/14/2019	R-19-0115	MANUAL	12,600	C	10/2/2019			Dig 8 new big foot
1/2/2019	7292	KITCHEN	92,000	C				Remodel kitchen an
9/13/2018	7197	SHEET MT	1,000	C				Sheet metal work t
6/3/1997	1195	RENOVATI	13,500	C	3/10/1998			3/10/98 100%
2/6/1996	894-96	RENOVATI	20,000	C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS+INSPCTD	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	
3/10/1998	MEAS/EXT INS	602	
10/5/1995	MEAS+INSPCTD	606	
10/5/1995	MEAS+INSPCTD	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86 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:	

