

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

10,900 /

10,900

USE VALUE:

10,900 /

10,900

ASSESSED:

10,900 /

10,900

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0 | | 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: | HIBBEN - JULIA K |
| Street 1: | 75 WESTON RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3302 |

NARRATIVE DESCRIPTION

This Parcel contains 1.551 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | | | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|------------|
| 132 | UNDEV | | 1.551 | | ACRES | CONS RESTR | 0.2 | 0 | 35,000. | 0.20 | R4 | | | | | | | | | 10,857 | | | | | | 10,900 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 132 | 1.551 | | | 10,900 | 10,900 |
| Total Card | 1.551 | | | 10,900 | 10,900 |
| Total Parcel | 1.551 | | | 10,900 | 10,900 |
| 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 | 132 | FV | | 0 | 1.551 | 10,900 | 10,900 | | Year End Roll | 12/2/2024 |
| 2024 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | | Year end | 11/9/2023 |
| 2023 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | 9,300 | Year end | 11/3/2022 |
| 2022 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | 9,300 | Year End Roll | 10/19/2021 |
| 2021 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | 9,300 | Year End Roll | 10/15/2020 |
| 2020 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | 9,300 | Year End Roll | 9/26/2019 |
| 2019 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | 9,300 | Create Final va | 6/4/2019 |
| 2018 | 132 | FV | | 0 | 1.551 | 9,300 | 9,300 | 9,300 | 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, GEORGE | 25324-505 | | 5/4/1995 | CONVENIENC | | Yes | No | | PUT IN A TRUST |

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: | 86 4 1 |
| 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: | |

!2167!

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 18:00:19 |

LAST REV

| Date | Time |
|----------|----------|
| 08/06/18 | 16:09:53 |

blakeley 2167

