

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCHTHAL PETER
Owner 2:	
Owner 3:	
Street 1:	PO BOX 434
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DANIELS - STARR R
Owner 2:	-
Street 1:	71 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.032 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2000, having primarily CLAPBOARD Exterior and 4709 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 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		88517		SQUARE FE	PRIME SITE		0	13.03	0.93	R5									1,075,697						1,075,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.032	1,062,400		1,075,700	2,138,100
Total Card		2.032	1,062,400	1,075,700	2,138,100
Total Parcel		2.032	1,062,400	1,075,700	2,138,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 454.05		/Parcel: 454.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,026,700	0	2.032	1,044,300	2,071,000		Year End Roll	12/2/2024
2024	101	FV	970,200	0	2.032	1,023,700	1,993,900		Year end	11/9/2023
2023	101	FV	970,200	0	2.032	866,800	1,837,000	1,837,000	Year end	11/3/2022
2022	101	FV	836,100	0	2.032	792,500	1,628,600	1,628,600	Year End Roll	10/19/2021
2021	101	FV	894,500	0	2.032	825,600	1,720,100	1,720,100	Year End Roll	10/15/2020
2020	101	FV	893,600	0	2.032	825,600	1,719,200	1,719,200	Year End Roll	9/26/2019
2019	101	FV	878,400	0	2.032	822,200	1,700,600	1,700,600	Create Final va	6/4/2019
2018	101	FV	878,400	0	2.032	822,200	1,700,600	1,700,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELS,STARR R	62131-361		6/28/2013	MULTI-PARCEL	2,150,000	No	No		
ABRAMS RICHARD	50010-441		8/28/2007	CONVENIENC		1	No	No	
CALDWELL SARAH,	30295-476		6/15/1999	CHD>SALE	895,000	No	No		
MARGOLIS, MORTO	13711-368		6/12/1979		170,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2003	2694	MANUAL	18,000	C	5/29/2004			ingrd pool & reno
11/26/2002	2620	ADDITION	118,000	C	5/29/2004			porch & bedroom
1/7/2000	1867	NEW HOME	350,000	C	6/28/2001			6/27/00 60%
12/6/1999	1855	MANUAL	3,500	C	6/27/2000			6/27/00 100%
8/23/1999	1785	DEMOLITI		C	6/27/2000			house 6/27/00 10

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
3/25/2014	SALES INSP	618	G BOURGAULT
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
6/28/2001	MEAS/EXT INS	613	
6/27/2000	MEAS+INSPCTD	609	
11/17/1995	MEAS+INSPCTD	606	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86 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:	

