

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MADDUX FRANKLIN W
Owner 2:	MADDUX DUGAN W
Owner 3:	
Street 1:	69 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LYON - MARK G
Owner 2:	WAZUKA - MARGARET
Street 1:	8 BRIAR LANE
Twn/City:	NEWTONVILLE
St/Prov:	MA Cntry
Postal:	02460

NARRATIVE DESCRIPTION

This parcel contains 4.08 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2004, having primarily CLAPBOARD Exterior and 3417 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 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		80000		SQUARE FE	PRIME SITE		0	15.86	1.00	R7									1,268,800						1,268,800	
101	ONE FAM		2.163		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									97,335						97,300	
101	ONE FAM		0.08		ACRES	UNDEV	0.2	0	45,000.	0.20	R7									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.080	1,227,800	92,300	1,366,800	2,686,900
Total Card 4.080 1,227,800 92,300 1,366,800 2,686,900					
Total Parcel 4.080 1,227,800 92,300 1,366,800 2,686,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 786.45		/Parcel: 786.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,159,100	86200	4.08	1,284,300	2,529,600		Year End Roll	12/2/2024
2024	101	FV	1,118,600	86200	4.08	1,249,400	2,454,200		Year end	11/9/2023
2023	101	FV	972,200	86200	4.08	1,205,400	2,263,800	2,263,800	Year end	11/3/2022
2022	101	FV	850,300	104300	4.08	1,140,600	2,095,200	2,095,200	Year End Roll	10/19/2021
2021	101	FV	826,800	104300	4.08	1,185,400	2,116,500	2,116,500	Year End Roll	10/15/2020
2020	101	FV	852,300	104300	4.08	1,185,400	2,142,000	2,142,000	Year End Roll	9/26/2019
2019	101	FV	864,600	104300	4.08	1,222,200	2,191,100	2,191,100	Create Final va	6/4/2019
2018	101	FV	864,600	104300	4.08	1,222,200	2,191,100	2,191,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYON,MARK G	56258-69		1/10/2011	CHD>SALE	1,390,000	No	No		
ABRAMS RICHARD	53980-288		12/11/2009		1,450,000	No	No		
DESCOGNETS GWEN	29616-332		1/4/1999	CHD>SALE	1,500,000	No	No		
DESCOGNETS, ARC	18620-152		10/16/1987	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2024	R-24-0004	ROOF	60,000	C				Remove existing sh
10/26/2018	7237	RENO-ADD	120,000	C	3/1/2019			Construct a 14 x 1
11/17/2015	6288	RENO-ADD	225,000	C				Construct an art s
6/21/2011	4768	ADDITION	798,000	C	6/17/2013			addition to pool h
5/31/2011	4747	MANUAL	10,000	C	6/17/2013			construct foundati
4/4/2003	2668	BARN	100,000	C	5/21/2005			"pole barn" cabana
4/4/2003	2667	BARN	200,000	C	5/21/2005			office/barn
4/4/2003	2666	MANUAL	200,000	C	5/29/2004			1 bedroom guest ho
11/17/2000	2130	TENN.CO	28,500	C	6/15/2001			
3/11/1999	1655	DEMOLITI		C	5/30/2000			demolish house 5/

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	INSPECTED	623	M Larson
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	MEAS+INSPCTD	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	
5/29/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
6/15/2001	MEAS/EXT INS	613	
12/9/2000	M&L EXTERIOR	610	
5/30/2000	MEAS/EXT INS	610	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86 6 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	18:01:04

LAST REV

Date	Time
03/07/24	13:42:53

blakeley	2174
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