

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SULLIVAN FARLEY
Owner 2:	
Owner 3:	
Street 1:	91 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	91 WESTON ROAD REALTY LLC -
Owner 2:	-
Street 1:	14 REILING POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.257 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1953, having primarily CLAPBOARD Exterior and 2838 Square Feet, with 1 Unit, 3 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	14.04	1.00	R6									1,123,200					1,123,200		
101	ONE FAM		0.331		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									14,895					14,900		
101	ONE FAM		0.089		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									801					800	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.257	828,800	22,900	1,138,900	1,990,600
Total Card	2.257	828,800	22,900	1,138,900	1,990,600
Total Parcel	2.257	828,800	22,900	1,138,900	1,990,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	701.41	/Parcel:	701.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	498,600	21300	13.64	1,274,700	1,794,600		Year End Roll	12/2/2024
2024	101	FV	185,700	21300	13.64	1,166,900	1,373,900		Year end	11/9/2023
2023	101	FV	161,700	21300	13.64	1,146,900	1,329,900	1,329,900	Year end	11/3/2022
2022	101	FV	114,900	22700	13.64	1,088,500	1,226,100	1,226,100	Year End Roll	10/19/2021
2021	101	FV	106,700	22700	13.64	1,126,900	1,256,300	1,256,300	Year End Roll	10/15/2020
2020	101	FV	116,000	22700	13.64	1,086,900	1,225,600	1,225,600	Year End Roll	9/26/2019
2019	101	FV	121,600	22700	13.64	1,062,100	1,206,400	1,206,400	Create Final va	6/4/2019
2018	101	FV	121,600	22700	13.64	1,062,100	1,206,400	1,206,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Richard M. Kell	83412-469		10/30/2024	MULTI-PARCEL	2,375,000	No	No		separation of parcel & house into 164-22-B-p
91 WESTON ROAD	82071-92		10/5/2023		1,775,000	No	No		
FORD DAVID II,	53922-97		11/30/2009		1,975,000	No	No		
WALES ISABEL	12258-44		8/19/1972		125,000	No	No		

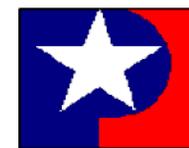
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2024	E-24-0208	MANUAL	2,000	C				
11/16/2024	SH-24-0002	SHEET MT	79,887	C				Install Mitsubishi
12/6/2023	R-23-0292	RENOVATI	295,000	C				Replace roof, insu
11/2/2001	2388	SHED	7,000	C	7/6/2002			
9/5/2001	2333	MANUAL		C	5/10/2003			21x24 foundation f
5/15/2001	2229	RENOVATI	108,000	C	6/1/2002			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
11/5/2013	MEAS+INSPCTD	618	G BOURGAULT
5/10/2003	MEAS/EXT INS	615	
6/1/2002	MEAS+INSPCTD	613	
2/17/2001	M&L COMPLETE	613	
10/5/1995	MEAS+INSPCTD	606	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92 1 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:	

!2268!

PRINT

Date	Time
09/26/25	18:12:59

LAST REV

Date	Time
08/20/25	16:02:20

blakeley 2268

