	Total Card /	Total Parcel
APPRAISED:	14,600 /	14,600
USE VALUE:	14,600 /	14,600
ASSESSED:	14,600 /	14,600

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2.091			14,600	14,600
Total Card	2.091			14,600	14,600
Total Parcel	2.091			14,600	14,600

Source: Market Adj Cost   Total Value per SQ unit /Card: N/A   /Parcel: N/A

Legal Description: 2655.00

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

OWNERSHIP

Unit #:

Owner 1:	MCDONALD KEITH F
Owner 2:	BUCHTHAL PETER
Owner 3:	
Street 1:	73 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	STIRLING - JOSHUA
Owner 2:	BUCHTHAL - PETER
Street 1:	73 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.091 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PREVIOUS ASSESSMENT

Parcel ID: 164 29 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	2.091	14,600	14,600		Year End Roll	12/2/2024
2024	132	FV		0	2.091	12,500	12,500		Year end	11/9/2023
2023	132	FV		0	2.091	12,500	12,500	12,500	Year end	11/3/2022
2022	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	10/19/2021
2021	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	10/15/2020
2020	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	9/26/2019
2019	132	FV		0	2.091	12,500	12,500	12,500	Create Final va	6/4/2019
2018	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	9/28/2017

!2622!

PRINT	
Date	Time
09/26/25	19:03:47
LAST REV	
Date	Time
11/13/18	12:11:37
blakeley	

PAT ACCT. 2622

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STIRLING,JOSHUA	71715-83		10/5/2018	PARTIAL INTR	1,889,000	No	No		
ROYAL,ELIZA H	65513-396		6/10/2015	MULTI-PARCEL	1,787,000	No	No		
ROYAL,ELIZA H	62131-364		6/28/2013	CONVENIENC	1	No	No		
ROYAL ELIZA H,	34597-145		1/17/2002	CONVENIENC	1	Yes	No		
ROYAL ELIZA H,	30295-476		6/15/1999	PARTIAL INTR	895,000	Yes	No	1/2 INT R B ABRAMS TR	
ROYAL ELIZA H/	30295-475		6/15/1999	CONVENIENC	1	Yes	No	deed to clear title see d	
HIBBEN GEORGE C	27617-194		3/30/1997	CONVENIENC	1	Yes	No	1/2 INT IN 86-5-1	

USER DEFINED

Prior Id # 1:	86 5 2
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:	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	4	NONE
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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   __/____/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		2.091		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									14,637						14,600	Cons Restr

| Total AC/HA: 2.09100 | Total SF/SM: 91084 | Parcel LUC: 132 UNDEV | Prime NB Desc RES CAT 4 | Total: 14,637 | Spl Credit | Total: 14,600 |

EXTERIOR INFORMATION

- Type:
- Sty Ht:
- (Liv) Units: Total:
- Foundation:
- Frame:
- Prime Wall:
- Sec Wall: %
- Roof Struct:
- Roof Cover:
- Color:
- View / Desir:

GENERAL INFORMATION

- Grade:
- Year Blt: Eff Yr Blt:
- Alt LUC: Alt %:
- Jurisdict: Fact: .
- Const Mod:
- Lump Sum Adj:

INTERIOR INFORMATION

- Avg Ht/FL:
- Prim Int Wal
- Sec Int Wall: %
- Partition:
- Prim Floors:
- Sec Floors: %
- Bsmnt Flr:
- Subfloor:
- Bsmnt Gar:
- Electric:
- Insulation:
- Int vs Ext:
- Heat Fuel:
- Heat Type:
- # Heat Sys:
- % Heated: % AC:
- Solar HW: Central Vac:
- % Com Wal   % Sprinkled

BATH FEATURES

Full Bath	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

- Location:
- Total Units:
- Floor:
- % Own:
- Name:

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:	0.0	%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:							# Units				
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

- Exterior:
- Interior:
- Additions:
- Kitchen:
- Baths:
- Plumbing:
- Electric:
- Heating:
- General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val	0.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad	Gross Area	FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make: Model: Serial #   Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 164 29 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N   Total Yard Items: Total Special Featues: Total: