

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WESTON RD, LINCOLN
OWNERSHIP		
Owner 1:		CUETOS RUANO DAVID
Owner 2:		GRAVIS KARLA INGRID
Owner 3:		
Street 1:		145 WESTON RD
Street 2:		
Twn/City:		LINCOLN
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

PREVIOUS OWNER

Owner 1:		MUNDT TR - KEVIN
Owner 2:		MUNDT TR - JAYNE
Street 1:		145 WESTON RD
Twn/City:		LINCOLN
St/Prov:	MA	Cntry:
Postal:	01773	

NARRATIVE DESCRIPTION

This Parcel contains 1.962 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		1.962		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									13,734						13,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.962			13,700	13,700
Total Card		1.962		13,700	13,700
Total Parcel		1.962		13,700	13,700
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	1.962	13,700	13,700		Year End Roll	12/2/2024
2024	132	FV		0	1.962	11,800	11,800		Year end	11/9/2023
2023	132	FV		0	1.962	11,800	11,800	11,800	Year end	11/3/2022
2022	132	FV		0	1.962	11,800	11,800	11,800	Year End Roll	10/19/2021
2021	132	FV		0	1.962	11,800	11,800	11,800	Year End Roll	10/15/2020
2020	132	FV		0	1.962	11,800	11,800	11,800	Year End Roll	9/26/2019
2019	132	FV		0	1.962	11,800	11,800	11,800	Create Final va	6/4/2019
2018	132	FV		0	1.962	11,800	11,800	11,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNDT TR,KEVIN	76911-591		2/8/2021	MULTI-PARCEL	3,000,000	No	No		
MUNDT KEVIN	58102-248		12/16/2011	FAMILY		1	No	No	
RURAL LAND FOUN	30982-104		12/20/1999	INVOLV CHARI	1,500,000	Yes	No		PCR PL1426 DOC 386

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

Total:	13,734	SpI Credit	Total:	13,700
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	111 52
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	19:04:43

LAST REV

Date	Time
03/09/21	15:08:26

blakeley	2635
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