

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REECE STEVEN Y
Owner 2:	REECE MEGAN
Owner 3:	
Street 1:	138 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHTOKMAN - DMITRIY A
Owner 2:	SHTOKMAN - NATALYA
Street 1:	138 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1960, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64904		SQUARE FE	PRIME SITE		0	6.78	1.163	R3									511,695						511,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	119,000	5,500	1.490	511,700	636,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 294.54						/Parcel: 294.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	119,000	5500	1.49	511,700	636,200	636,200	Year End Roll	9/28/2017
2017	101	FV	116,900	4400	1.49	483,000	604,300	604,300	Year End Roll	9/29/2016
2016	101	FV	115,900	4400	1.49	468,700	589,000	589,000	Year End Roll	1/14/2016
2015	101	FV	112,900	4400	1.49	434,000	551,300	551,300	Year End	10/2/2014
2014	101	FV	104,700	4400	1.49	388,700	497,800	497,800	Year End Roll	1/23/2014
2013	101	FV	102,700	4400	1.49	377,400	484,500	484,500	Year End Roll	10/25/2012
2012	101	FV	102,700	4400	1.49	415,100	522,200	522,200	Year End	1/26/2012
2011	101	FV	104,700	4400	1.49	421,900	531,000	531,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHTOKMAN,DMITRI	68928-299		2/23/2017		705000	No	No			
HSBC BANK USA T	63277-255		2/14/2014	POST FRCLSR	655000	No	No			
LAFERRIERE,TIMO	61960-119		6/6/2013	FORECLOSURE	535000	No	No		FORECLOSURE DEED	
BOND ROGER B,	48847-123		1/17/2007		600000	No	No			
NATHAN NIGEL	11756-627		10/19/1969		65000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/27/2017	6674	RENOVATI	80,000	O	4/13/2018			Remodel bathroom & repair deck
6/20/2007	3714	WDK	6,000	C	6/26/2008			reno playroom to m
1/26/2007	3611	RENOVATI	7,000	C	6/26/2008			

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS+INSPCTD	100	B MORGAN
6/14/2007	MEAS DENIED	100	B MORGAN
12/9/2000	M&L COMPLETE	613	M COLE
11/8/1995	MEAS+INSPCTD	606	J SMITH
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

