



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASON ROBERT H
Owner 2:	MASON ERICA A
Owner 3:	
Street 1:	207 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DURAND MICHAEL TR -
Owner 2:	136 WESTON ROAD REALTY TRUST -
Street 1:	136 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4504

NARRATIVE DESCRIPTION

This Parcel contains 2.53 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.64345		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,304						19,300	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									300						300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,264,700	4,600	2.530	666,000	1,935,300	3553	0				
							GIS Ref				
							GIS Ref				
Total Card					1,264,700	4,600	2.530	666,000	1,935,300	Entered Lot Size	
Total Parcel					1,264,700	4,600	2.530	666,000	1,935,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			347.54	/Parcel:	347.54	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,264,700	900	2.53	666,000	1,931,600	1,931,600	Year End Roll	9/28/2017
2017	101	FV	1,132,400	900	2.53	659,600	1,792,900	1,792,900	Year End Roll	9/29/2016
2016	101	FV	1,095,000	900	2.53	641,200	1,737,100	1,737,100	Year End Roll	1/14/2016
2015	101	FV	1,065,900	900	2.53	594,800	1,661,600	1,661,600	Year End	10/2/2014
2014	101	FV	988,100	900	2.53	555,600	1,544,600	1,544,600	Year End Roll	1/23/2014
2013	101	FV	968,700	900	2.53	539,600	1,509,200	1,509,200	Year End Roll	10/25/2012
2012	101	FV	968,700	900	2.53	559,600	1,529,200	1,529,200	Year End	1/26/2012
2011	101	FV	988,100	900	2.53	578,000	1,567,000	1,567,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DURAND MICHAEL	32334-304		2/6/2001	OTHER	1175000	No	No			MLS SALE PRICE 1575000
NIELSEN DAVID V	30516-425		8/5/1999	CHD>SALE	700000	No	No			
LESHICK MARGARE	19982-391		8/1/1989		425000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/11/2013	5472	MANUAL	33,475	C				construct solar ar
7/26/2012	5108	MANUAL	35,000	C				install solar pane
7/23/2012	5103	MANUAL	5,725	C				construct a solar
3/3/2000	1881	NEW HOME	450,000	C	3/23/2002			6/27/00 40% 6/28/
11/24/1999	1850	MANUAL	10,000	C	6/27/2000			foundation 6/27/0
8/18/1999	1779	DEMOLITI		C	6/27/2000			house 6/27/00 10

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
12/29/2008	MEAS/EXT INS	25	D KERKINE
3/23/2002	MEAS+INSPECTD	615	D VELUTTI
6/28/2001	MEAS/EXT INS	613	M COLE
6/27/2000	MEAS+INSPECTD	609	T MULHERN
12/17/1996	ABATE-INSPEC	600	PA
11/8/1995	ENTRY DENIED	607	D KEARLY
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.53000	Total SF/SM:	110206.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	666,004	Spl Credit		Total:	666,000
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