

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONALDSON ROBERT D
Owner 2:	BERBERIAN GABRIELLE S
Owner 3:	
Street 1:	144 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4504 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON ROBERT D -
Owner 2:	-
Street 1:	144 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4504

NARRATIVE DESCRIPTION

This Parcel contains 3.897 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 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		0.76		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,800						22,800	
101	ONE FAM		1.3		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									7,800						7,800	Cons Restr

Total AC/HA:	3.89655	Total SF/SM:	169733.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	677,000	Spl Credit	Total:	677,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	324,300		3.897	677,000	1,001,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	
						351.15	351.15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	324,300	0	3.897	677,000	1,001,300	1,001,300	Year End Roll	9/28/2017
2017	101	FV	318,700	0	3.897	670,600	989,300	989,300	Year End Roll	9/29/2016
2016	101	FV	315,900	0	3.897	652,200	968,100	968,100	Year End Roll	1/14/2016
2015	101	FV	307,500	0	3.897	605,800	913,300	913,300	Year End	10/2/2014
2014	101	FV	285,000	0	3.897	566,600	851,600	851,600	Year End Roll	1/23/2014
2013	101	FV	279,300	0	3.897	550,600	829,900	829,900	Year End Roll	10/25/2012
2012	101	FV	279,300	0	3.897	570,600	849,900	849,900	Year End	1/26/2012
2011	101	FV	285,000	0	3.897	589,000	874,000	874,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALDSON ROBER	56318-401		1/20/2011	FAMILY	100	No	No			
DONALDSON ELIZA	47695-472		6/26/2006	FAMILY	750000	No	No			
DONALDSON JONAT	18539-568		9/14/1987	FAMILY	435000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2016	6604	WOOD STO	3,000	O				Install Jotul F-50
10/5/2016	6578	RENO-ADD	250,000	O				Amend permit 6461
6/20/2016	6461	RENO-ADD	350,000	O				Extend dwelling wi
1/22/2015	6003	WOOD STO		C				Install a Jotul C-
12/15/2009	4356	MANUAL	40,000	C	1/13/2010			install 36 solar e
8/4/2009	4240	SCREENPR	183,000	C	6/23/2010			construct front en

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
7/11/2008	MEAS/EXT INS	25	D ERSKINE
3/19/2001	M&L COMPLETE	613	M COLE
12/6/1995	ENTRY DENIED	607	D KEARLY
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 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:	

PRINT

Date	Time
10/02/18	15:27:20

LAST REV

Date	Time
01/05/17	10:12:44

blakeley
279

