

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTISS PAULINE
Owner 2:	PEASE DEBORAH M
Owner 3:	
Street 1:	174 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4517 Type:

PREVIOUS OWNER

Owner 1:	CURTISS - PAULINE
Owner 2:	ROBINSON-CURTISS - PAULA M
Street 1:	174 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4517

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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	0	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		41382		SQUARE FE	PRIME SITE		0	6.78	1.653	R3									463,851						463,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	145,000		0.950	463,900	608,900
Total Card	145,000		0.950	463,900	608,900
Total Parcel	145,000		0.950	463,900	608,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		347.94	/Parcel: 347.94

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/05/12
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	145,000	0	.95	463,900	608,900	608,900	Year End Roll	9/28/2017
2017	101	FV	143,500	0	.95	437,900	581,400	581,400	Year End Roll	9/29/2016
2016	101	FV	142,100	0	.95	424,900	567,000	567,000	Year End Roll	1/14/2016
2015	101	FV	139,100	0	.95	393,400	532,500	532,500	Year End	10/2/2014
2014	101	FV	133,200	0	.95	352,300	485,500	485,500	Year End Roll	1/23/2014
2013	101	FV	130,300	0	.95	342,100	472,400	472,400	Year End Roll	10/25/2012
2012	101	FV	130,300	0	.95	376,300	506,600	506,600	Year End	1/26/2012
2011	101	FV	134,700	0	.95	382,400	517,100	517,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURTISS,PAULINE	1444-80		10/30/2013	FAMILY		1	No	No		
DALLOS TR,ANDRA	1412-70		2/29/2012	DIVORCE/ESTA	375000	No	No			
DALLOS ANDRAS,	1391-89		10/20/2010	FAMILY		1	No	No		
LOVINS GERALD	849-119		5/31/1974		58900	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/16/2015	6168	ROOF	9,990	C				Install metal roof

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2012	MEAS+INSPCTD	618	G BOURGAULT
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	M COLE
12/6/1995	ENTRY DENIED	607	D KEARLY
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

