

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRAVES JULIE C
Owner 2:	
Owner 3:	
Street 1:	172 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OLSEN - MICHAEL P
Owner 2:	GRAVES - JULIE C
Street 1:	172 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,790						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	217,600		1.930	545,200	762,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			360.94		/Parcel:	360.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	217,600	0	1.93	545,200	762,800	762,800	Year End Roll	9/28/2017
2017	101	FV	217,600	0	1.93	514,800	732,400	732,400	Year End Roll	9/29/2016
2016	101	FV	215,500	0	1.93	499,600	715,100	715,100	Year End Roll	1/14/2016
2015	101	FV	207,000	0	1.93	462,800	669,800	669,800	Year End	10/2/2014
2014	101	FV	215,000	0	1.93	414,800	629,800	629,800	Year End Roll	1/23/2014
2013	101	FV	210,300	0	1.93	402,800	613,100	613,100	Year End Roll	10/25/2012
2012	101	FV	226,100	0	1.93	442,800	668,900	668,900	Year End	1/26/2012
2011	101	FV	231,300	0	1.93	450,000	681,300	681,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLSEN, MICHAEL P	1477-50		8/14/2015	FAMILY	100	No	No			
COOK CAROLINE R	1373-8		8/12/2009		690000	No	No			
COOK JOHN G	1106-51		1/14/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/13/2013	5506	RENOVATI	27,100	C	11/6/2013			remodel kit with n

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
7/1/2008	MEAS+INSPCTD	25	D ERSKINE
12/9/2000	M&L COMPLETE	613	M COLE
10/7/1995	MEAS+INSPCTD	606	J SMITH
4/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

