



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCDONALD KEITH
Owner 2:	MCDONALD ELISE
Owner 3:	
Street 1:	148 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SOUTHWELL ALICIA ALTMAN -
Owner 2:	-
Street 1:	148 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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		48787		SQUARE FE	PRIME SITE		0	8.08	1.448	R4									570,740						570,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	583,900	7,600	1.120	570,700	1,162,200		0
							GIS Ref
							GIS Ref
Total Card	583,900	7,600	1.120	570,700	1,162,200	Entered Lot Size	
Total Parcel	583,900	7,600	1.120	570,700	1,162,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		255.59	/Parcel:	255.59	Insp Date
						Land Unit Type:	07/06/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	583,900	7600	1.12	570,700	1,162,200	1,162,200	Year End Roll	9/28/2017
2017	101	FV	568,400	7600	1.12	565,100	1,141,100	1,141,100	Year End Roll	9/29/2016
2016	101	FV	547,300	7600	1.12	548,800	1,103,700	1,103,700	Year End Roll	1/14/2016
2015	101	FV	542,200	7600	1.12	507,900	1,057,700	1,057,700	Year End	10/2/2014
2014	101	FV	506,700	7600	1.12	473,300	987,600	987,600	Year End Roll	1/23/2014
2013	101	FV	496,500	7600	1.12	459,100	963,200	963,200	Year End Roll	10/25/2012
2012	101	FV	506,700	7600	1.12	476,800	991,100	991,100	Year End	1/26/2012
2011	101	FV	514,400	7600	1.12	493,000	1,015,000	1,015,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUTHWELL ALICI	50360-238		11/16/2007		1150000	No	No			
LATHROP SCOTT A	28406-320		4/3/1998		765000	No	No			
JACOB FRED	13469-170		6/22/1978		119000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2013	5505	DEMOLITI	900	C				demo a portion of
3/29/2011	4669	RENOVATI	25,000	C	7/6/2011			reno existing bmt
5/1/1996	940-96	SHED	2,800	C	6/24/1996			
6/1/1993	252	RENO-GAR	120,000	C	12/23/1993			
1/26/1993	197	ADDITION	5,000	C	12/23/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/6/2011	M&L EXTERIOR	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
4/15/1999	MEAS+INSPCTD	600	PA
12/6/1995	ENTRY DENIED	607	D KEARLY
1/8/1994	PERMIT VISIT	600	PA
12/23/1993	LEFT NOTICE	600	PA
12/13/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

