



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BLACKBURNIAN RD, LINCOLN

OWNERSHIP

Owner 1:	WESTON FOREST AND TRAIL ASSOC
Owner 2:	
Owner 3:	
Street 1:	266 GLEN RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02193 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON CLIFFORD F JR -
Owner 2:	HARRINGTON ANNA I -
Street 1:	576 NORTH AVE
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193

NARRATIVE DESCRIPTION

This Parcel contains .16 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
905	CHARITY		0.16		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,800						4,800	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			0.160	4,800	4,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	905	FV		0	.16	4,800	4,800	4,800	Year End Roll	9/28/2017
2017	905	FV		0	.16	4,800	4,800	4,800	Year End Roll	9/29/2016
2016	905	FV		0	.16	4,800	4,800	4,800	Year End Roll	1/14/2016
2015	905	FV		0	.16	4,800	4,800	4,800	Year End	10/2/2014
2014	905	FV		0	.16	4,800	4,800	4,800	Year End Roll	1/23/2014
2013	905	FV		0	.16	4,800	4,800	4,800	Year End Roll	10/25/2012
2012	905	FV		0	.16	4,800	4,800	4,800	Year End	1/26/2012
2011	905	FV		0	.16	4,800	4,800	4,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRINGTON CLIF	41713-332		12/31/2003	INVOLV CHARI	100000	Yes	No			
HARRINGTON, CLI	24163-539		1/13/1994	FAMILY	0	Yes	No			UNDER 61B
	15556-107		5/4/1984		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.16000	Total SF/SM:	6969.60	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 5	Total:	4,800	Spl Credit:		Total:	4,800
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