



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROGERS CHRISTOPHER B
Owner 2:	ROGERS CATHERINE M
Owner 3:	
Street 1:	16 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON ASTRID L -
Owner 2:	-
Street 1:	809 DEPOT ST
Twn/City:	UNION
St/Prov:	ME Cntry
Postal:	04862 Type:

NARRATIVE DESCRIPTION

This Parcel contains 3.687 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1934, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.85		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									11,100						11,100	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	327,300		3.687	807,900	1,135,200	See Conservation Restriction	0
							GIS Ref
							GIS Ref
Total Card	327,300		3.687	807,900	1,135,200	Entered Lot Size	
Total Parcel	668,100		3.687	807,900	1,476,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ Unit /Card:	557.56	/Parcel:	367.80	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	101	FV	668,100	0	3.687	807,900	1,476,000	1,476,000	Year End Roll	9/28/2017
2017	101	FV	640,300	0	3.687	807,900	1,448,200	1,448,200	Year End Roll	9/29/2016
2016	101	FV	624,000	0	3.687	755,900	1,379,900	1,379,900	Year End Roll	1/14/2016
2015	101	FV	609,200	0	3.687	700,700	1,309,900	1,309,900	Year End	10/2/2014
2014	101	FV	587,900	0	3.687	691,100	1,279,000	1,279,000	Year End Roll	1/23/2014
2013	101	FV	576,500	0	3.687	671,100	1,247,600	1,247,600	Year End Roll	10/25/2012
2012	101	FV	581,800	0	3.684	763,900	1,345,700	1,345,700	Year End	1/26/2012
2011	101	FV	588,800	0	3.684	814,900	1,403,700	1,403,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALDSON ASTRID	37909-288		2/5/2003		1450000	No	No			SOLD WITH 65-16-1
EST DONALD DONA	12950-131		3/22/1976	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2017	6744	WINDOWS	12,000	C				Replace 2 basement
3/15/2017	6697	RENOVATI	50,000	C	6/27/2017			Remodel space for
7/21/2015	6172	SOLAR PA	51,950	C	1/28/2016			Install solar pane
10/12/2010	4578	RENOVATI	87,000	C	7/6/2011			reno bath, kit & l
7/3/2008	3985	RENOVATI	18,000	C	7/24/2008			insulate attic;rep
11/13/2006	3564	ROOF	40,000	C	6/5/2007			remove existing ro
10/24/2006	3548	RENO-BAR	400,000	C	5/27/2008			reno barn into gar
10/25/2000	2117	MANUAL	30,000	C	6/15/2001			construct deck & r

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	PERMIT VISIT	25	D ERSKINE
4/29/2009	MEAS+INSPCTD	25	D ERSKINE
7/24/2008	CERT OF OCC	10	EARL MIDGLEY
5/27/2008	PERMIT VISIT	100	B MORGAN
6/5/2007	MEAS+INSPCTD	100	B MORGAN
12/13/2003	MEAS/EXT INS	615	D VELUTTI
6/15/2001	MEAS/EXT INS	613	M COLE
12/9/2000	M&L COMPLETE	610	M FLYNN
11/8/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

