



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HENRY BENJAMIN THOMAS
Owner 2:	DENNIS SHEILA FLORENCE
Owner 3:	
Street 1:	28 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3301 Type:

PREVIOUS OWNER

Owner 1:	PRICE - WILLIAM T
Owner 2:	PRICE - SHARI R
Street 1:	28 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3301

NARRATIVE DESCRIPTION

This Parcel contains 1. 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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				I		
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		43560		SQUARE FE	PRIME SITE		0	9.96	1.586	R5									687,917						687,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	435,000	10,800	1.000	687,900	1,133,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 396.40						/Parcel: 396.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	435,000	10800	1.	687,900	1,133,700	1,133,700	Year End Roll	9/28/2017
2017	101	FV	424,200	10800	1.	687,900	1,122,900	1,122,900	Year End Roll	9/29/2016
2016	101	FV	272,800	10800	1.	643,000	926,600	926,600	Year End Roll	1/14/2016
2015	101	FV	270,300	10800	1.	595,400	876,500	876,500	Year End	10/2/2014
2014	101	FV	260,300	10800	1.	587,100	858,200	858,200	Year End Roll	1/23/2014
2013	101	FV	255,300	10800	1.	569,800	835,900	835,900	Year End Roll	10/25/2012
2012	101	FV	260,300	10800	1.	606,100	877,200	877,200	Year End	1/26/2012
2011	101	FV	265,400	10800	1.	626,700	902,900	902,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PRICE,WILLIAM T	65464-1		6/1/2015		1361000	No	No			
PRICE,WILLIAM T	63614-414		5/15/2014	CONVENIENC	1134000	No	No			
STEVENSON TR,JO	62374-16		8/1/2013	DIVORCE/ESTA	1134000	No	No		ESTATE	
STEVENSON,JOHN	57130-469		7/13/2011	FAMILY	100	No	No			
STEVENSON JOHN	53532-330		9/14/2009	FAMILY	1	No	No			
PETERSON JOHN D	48681-373		12/18/2006	FAMILY	100	No	No			
STEVENSON JOHN	48681-353		12/18/2006	FAMILY	100	No	No			
JOHN/PAT STEVEN	20312-79		1/8/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2007	3809	ROOF		C				strip & re-roof dw
9/13/1996	1045-96	MANUAL	30,000	C	6/23/1997			RML KIT

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	M COLE
6/23/1997	MEAS+INSPCTD	602	D TUCKER
11/8/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

