



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	AKILLIAN LOUISE V
Owner 2:	
Owner 3:	
Street 1:	2 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	OLSEN KENNETH H -
Owner 2:	OLSEN ELVA LIISA AULIKKI -
Street 1:	4546 SUMMERSONG RD
Twn/City:	ZIONSVILLE
St/Prov:	IN Cntry
Postal:	46077

**NARRATIVE DESCRIPTION**

This Parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD 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	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		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									7,890						7,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,001,400	41,100	2.100	804,700	1,847,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 414.11						/Parcel: 414.11	Insp Date
							05/27/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,001,400	41100	2.1	804,700	1,847,200	1,847,200	Year End Roll	9/28/2017
2017	101	FV	889,600	41100	2.1	804,700	1,735,400	1,735,400	Year End Roll	9/29/2016
2016	101	FV	853,100	41100	2.1	752,700	1,646,900	1,646,900	Year End Roll	1/14/2016
2015	101	FV	845,700	41100	2.1	697,500	1,584,300	1,584,300	Year End	10/2/2014
2014	101	FV	793,700	41100	2.1	687,900	1,522,700	1,522,700	Year End Roll	1/23/2014
2013	101	FV	778,900	41100	2.19	670,600	1,490,600	1,490,600	Year End Roll	10/25/2012
2012	101	FV	793,700	41100	2.19	690,600	1,525,400	1,525,400	Year End	1/26/2012
2011	101	FV	808,600	41100	2.19	737,000	1,586,700	1,586,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLSEN KENNETH H	48999-121		2/16/2007		1906000	No	No			
	10026-406		5/19/1962		65500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2016	6613	ROOF	16,988	C				Strip & re-roof dw
9/26/2007	3776	RENOVATI	75,000	C	5/28/2009			reno kit,replace k
12/15/2005	3326	MANUAL	20,000	C	6/22/2006			rep fr doors, rem
6/24/2004	2963	RENOVATI	40,000	C	5/21/2005			ren 2 baths
1/16/2004	2847	RENOVATI	36,000	C	6/23/2004			reno bath & move l
6/30/1998	1454	GREENHOU	39,000	C	3/6/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/28/2009	PERMIT VISIT	25	D ERSKINE
5/27/2008	MEAS/EXT INS	100	B MORGAN
6/22/2006	MEAS/EXT INS	50	J NOONE
5/21/2005	MEAS/EXT INS	615	D VELUTTI
6/23/2004	MEAS+INSPCTD	615	D VELUTTI
12/9/2000	M&L COMPLETE	613	M COLE
3/6/1999	MEAS/EXT INS	602	D TUCKER
3/23/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

