



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PARKS ADDISON D
Owner 2:	PARKS STACEY
Owner 3:	
Street 1:	26 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FITTS CHARLES K JR -
Owner 2:	DENORMANDIE PHILIP Y -
Street 1:	40 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MMA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 11.04 ACRES of land mainly classified as LAND

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		2.64		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									79,200						79,200	
130	LAND		8.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									50,400						50,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			11.040	129,600	129,600	3655
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:		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	130	FV		0	11.04	129,600	129,600	129,600	Year End Roll	9/28/2017
2017	130	FV		0	11.04	129,600	129,600	129,600	Year End Roll	9/29/2016
2016	130	FV		0	11.04	129,600	129,600	129,600	Year End Roll	1/14/2016
2015	130	FV		0	11.04	129,600	129,600	129,600	Year End	10/2/2014
2014	130	FV		0	11.04	129,600	129,600	129,600	Year End Roll	1/23/2014
2013	130	FV		0	11.04	129,600	129,600	129,600	Year End Roll	10/25/2012
2012	130	FV		0	11.04	129,600	129,600	129,600	Year End	1/26/2012
2011	130	FV		0	11.04	129,600	129,600	129,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FITTS CHARLES K	43964-165		10/26/2004		750000	Yes	No			
FITTS CHARLES K	34827-494		2/14/2002	PART INTERES	25000	Yes	No			15% OF CHARLES 35%
FITTS CHARLES K	31726-470		8/16/2000	PART INTERES	25000	Yes	No			15% of Charles 50%
NAPIER SYLVIA F	31315-166		4/11/2000	PART INTERES	690000	Yes	No			
	18649-256		10/29/1987	FAMILY	0	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

