

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLDEN JR TR LAWRENCE T
Owner 2:	HOLDEN TR SARAH C
Owner 3:	HOLDEN FAMILY TRUST
Street 1:	PO BOX 6347
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOLDEN SARAH C -
Owner 2:	-
Street 1:	60 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3301

NARRATIVE DESCRIPTION

This Parcel contains 8.518 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1911, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 19 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		3.2078		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									96,234						96,200	
132	UNDEV		3.4736		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									20,842						20,800	Cons Restr

Total AC/HA:	8.51795	Total SF/SM:	371041.91	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	913,876	Spl Credit	Total:	913,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,150,700	10,400	5.044	893,000	2,054,100	1378	0
132			3.474	20,800	20,800		GIS Ref
							GIS Ref
Total Card	1,150,700	10,400	8.518	913,800	2,074,900	Entered Lot Size	
Total Parcel	1,295,900	10,400	8.518	913,800	2,220,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	271.39	/Parcel:	237.27	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	1,295,900	10400	8.518	913,800	2,220,100	2,220,100	Year End Roll	9/28/2017
2017	101	FV	1,225,500	10400	8.518	913,800	2,149,700	2,149,700	Year End Roll	9/29/2016
2016	101	FV	1,215,300	10400	8.518	861,800	2,087,500	2,087,500	Year End Roll	1/14/2016
2015	101	FV	1,199,400	10400	8.518	806,600	2,016,400	2,016,400	Year End	10/2/2014
2014	101	FV	1,177,400	10400	8.518	797,000	1,984,800	1,984,800	Year End Roll	1/23/2014
2013	101	FV	1,151,200	10400	7.908	758,700	1,920,300	1,920,300	Year End Roll	10/25/2012
2012	101	FV	1,246,000	10400	7.908	778,700	2,035,100	2,035,100	Year End	1/26/2012
2011	101	FV	1,340,600	10400	7.908	825,100	2,176,100	2,176,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLDEN SARAH C,	32181-18		12/27/2000	CONVENIENC		1	No	No		
BRADFORD CANNON	13119-530		12/30/1976	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2016	6486	MANUAL	10,600	C				Repair existing de
10/17/2012	5198	SOLAR PA	41,625	C				install a roof mou

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	610	M FLYNN
5/20/1996	MEAS+INSPCTD	606	J SMITH
10/4/1995	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	22:39:56

LAST REV

Date	Time
02/07/17	13:14:04

apro
1991

