

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COTHBO LIMITED PARTNERSHIP		
Owner 2:			
Owner 3:			
Street 1:	PO BOX 6347		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	01773	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.787 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
132	UNDEV		0.95		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									5,700						5,700	Cons Restr

Total AC/HA:	2.78655	Total SF/SM:	121382.12	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 3	Total:	548,100	SpI Credit		Total:	548,100
--------------	---------	--------------	-----------	-------------	----------	---------------	-----------	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprc

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.837	542,400	542,400	1380	0
132			0.950	5,700	5,700		GIS Ref
							GIS Ref
Total Card			2.787	548,100	548,100	Entered Lot Size	
Total Parcel			2.787	548,100	548,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	Insp Date

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	2.787	548,100	548,100	548,100	Year End Roll	9/28/2017
2017	130	FV		0	2.787	517,700	517,700	517,700	Year End Roll	9/29/2016
2016	130	FV		0	2.787	502,500	502,500	502,500	Year End Roll	1/14/2016
2015	130	FV		0	2.787	465,700	465,700	465,700	Year End	10/2/2014
2014	130	FV		0	2.787	417,700	417,700	417,700	Year End Roll	1/23/2014
2013	130	FV		0	2.787	405,700	405,700	405,700	Year End Roll	10/25/2012
2012	130	FV		0	2.782	457,200	457,200	457,200	Year End	1/26/2012
2011	130	FV		0	2.782	472,400	472,400	472,400	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,	33211-488		7/6/2001	CONVENIENC		0 No	No			
CANNON BRADFORD	16726-57		1/22/1986	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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7332
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	22:41:17

LAST REV

Date	Time
07/30/12	10:22:06

brennanp  
1993

EXTERIOR INFORMATION

Table with exterior details: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

Empty table for comments.

SKETCH

GENERAL INFORMATION

Table with general info: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc, # Units, Level, Other, Lvl 2, Lvl 1, Lower, Totals.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond, Functional, Economic, Special, Override, Total.

REMODELING

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

PARCEL ID

151 33 0

IMAGE

AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items, Total Special Features, Total.