



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
39		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: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	LEVY RAYMOND A -
Owner 2:	LEVY NONNY M -
Street 1:	39 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

**NARRATIVE DESCRIPTION**

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1860, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									2,790						2,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	224,800	10,300	1.930	799,600	1,034,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 517.35						/Parcel: 517.35	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	224,800	10300	1.93	799,600	1,034,700	1,034,700	Year End Roll	9/28/2017
2017	101	FV	223,100	10300	1.93	799,600	1,033,000	1,033,000	Year End Roll	9/29/2016
2016	101	FV	221,300	10300	1.93	747,600	979,200	979,200	Year End Roll	1/14/2016
2015	101	FV	208,900	10300	1.93	692,400	911,600	911,600	Year End	10/2/2014
2014	101	FV	200,100	10300	1.93	682,800	893,200	893,200	Year End Roll	1/23/2014
2013	101	FV	194,800	10300	1.93	662,800	867,900	867,900	Year End Roll	10/25/2012
2012	101	FV	194,800	10300	1.93	682,800	887,900	887,900	Year End	1/26/2012
2011	101	FV	203,600	10300	1.93	729,200	943,100	943,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY RAYMOND A,	37886-405		2/3/2003		975000	No	No			
CHARLES E. PIER	17258-593		7/31/1986		350000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/23/2014	5836	ROOF						
4/18/1996	928-96	ROOF		C	6/24/1996			
1/30/1995	662-95	MANUAL	9,000	C	9/5/1995		BATHROOM	

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/27/2018	MEAS+INSPCTD	622	K Cuoco
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	D VELUTTI
12/9/2000	M&L EXTERIOR	613	M COLE
10/2/1995	MEAS+INSPCTD	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH

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

**USER DEFINED**

Prior Id # 1:	73 4 0
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:	

