



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GUSTAVSON TR GLENN OLOF
Owner 2:	MORTEN TR PATRICIA A
Owner 3:	GLENN OLOF GUSTAVSON REVOC TR
Street 1:	PO BOX 716
Street 2:	
Twn/City:	CENTER HARBOR
St/Prov:	NH Cntry Own Occ: Y
Postal:	03226 Type:

PREVIOUS OWNER

Owner 1:	GUSTAVSON GLENN O -
Owner 2:	MORTEN PATRICIA A -
Street 1:	59 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This Parcel contains 3.547 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1959, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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:						
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		1.71		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									10,260						10,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	223,500	4,500	3.547	807,100	1,035,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 332.79						/Parcel: 332.79	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	223,500	4500	3.547	807,100	1,035,100	1,035,100	Year End Roll	9/28/2017
2017	101	FV	219,700	4500	3.547	807,100	1,031,300	1,031,300	Year End Roll	9/29/2016
2016	101	FV	217,800	4500	3.547	755,100	977,400	977,400	Year End Roll	1/14/2016
2015	101	FV	212,000	4500	3.547	699,900	916,400	916,400	Year End	10/2/2014
2014	101	FV	196,700	4500	3.547	690,300	891,500	891,500	Year End Roll	1/23/2014
2013	101	FV	192,900	4500	3.547	670,300	867,700	867,700	Year End Roll	10/25/2012
2012	101	FV	201,500	4500	3.55	641,100	847,100	847,100	Year End	1/26/2012
2011	101	FV	205,600	4500	3.55	683,500	893,600	893,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUSTAVSON GLENN	44660-570		2/18/2005	CONVENIENC		1	No	No		
JOHN DOWLING	12817-318		6/26/1975		97000		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/22/2009	MEAS+INSPCTD	100	B MORGAN
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	M COLE
10/4/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.54655	Total SF/SM:	154487.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	807,060	SpI Credit		Total:	807,100
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