



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REISER GEORGE P
Owner 2:	REISER MARINA
Owner 3:	
Street 1:	81 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3302 Type:

PREVIOUS OWNER

Owner 1:	REISER - GEORGE P
Owner 2:	-
Street 1:	81 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This Parcel contains 2.46 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1866, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									18,690						18,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	497,400		2.460	815,500	1,312,900
Total Card		497,400	2.460	815,500	1,312,900
Total Parcel		668,000	2.460	815,500	1,483,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		326.82	/Parcel: 267.92

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	668,000	0	2.46	815,500	1,483,500	1,483,500	Year End Roll	9/28/2017
2017	101	FV	661,800	0	2.46	815,500	1,477,300	1,477,300	Year End Roll	9/29/2016
2016	101	FV	650,500	0	2.46	763,500	1,414,000	1,414,000	Year End Roll	1/14/2016
2015	101	FV	622,100	0	2.46	708,300	1,330,400	1,330,400	Year End	10/2/2014
2014	101	FV	435,600	83700	2.46	698,700	1,218,000	1,218,000	Year End Roll	1/23/2014
2013	101	FV	423,300	83700	2.46	678,700	1,185,700	1,185,700	Year End Roll	10/25/2012
2012	101	FV	423,300	83700	2.46	698,700	1,205,700	1,205,700	Year End	1/26/2012
2011	101	FV	443,800	83700	2.46	745,100	1,272,600	1,272,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REISER, GEORGE P	68602-331		12/16/2016	FAMILY	10	No	No			
REID, WATSON D.	25496-204		7/18/1995		848000	No	No			
GARRETT, PRITCH	20362-500		2/6/1990		640000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2006	3418	RENO-ADD	280,000	C	6/5/2007			Add family room & BATHRM
7/31/1995	782-95	MANUAL	30,000	C	6/24/1996			
4/24/1993	221	RENO-BAR	100,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS+INSPCTD	100	B MORGAN
1/13/2001	M&L COMPLETE	613	M COLE
1/22/1997	ABATE-INSPEC	600	PA
11/8/1995	ENTRY DENIED	607	D KEARLY
2/3/1994	PERMIT VISIT	600	PA
12/17/1993	LEFT NOTICE	600	PA
11/29/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

