



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AVI-YONAH REUVEN
Owner 2:	AVI-YONAH ORLI KLIER
Owner 3:	
Street 1:	75 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3302 Type:

PREVIOUS OWNER

Owner 1:	HIBBEN - GEORGE C
Owner 2:	-
Street 1:	75 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This Parcel contains 1.701 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily CONC BLOCK 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	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		74116.2		SQUARE FE	PRIME SITE		0	8.08	1.056	R4									632,138						632,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	397,600	4,100	1.701	632,100	1,033,800		0
							GIS Ref
							GIS Ref
Total Card	397,600	4,100	1.701	632,100	1,033,800	Entered Lot Size	
Total Parcel	397,600	4,100	1.701	632,100	1,033,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		337.73	/Parcel:	337.73	Insp Date
						Land Unit Type:	08/20/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	397,600	4100	1.701	632,100	1,033,800	1,033,800	Year End Roll	9/28/2017
2017	101	FV	390,500	4100	1.701	625,900	1,020,500	1,020,500	Year End Roll	9/29/2016
2016	101	FV	381,300	4100	1.701	607,900	993,300	993,300	Year End Roll	1/14/2016
2015	101	FV	370,800	4100	1.701	562,500	937,400	937,400	Year End	10/2/2014
2014	101	FV	344,100	4100	1.701	524,200	872,400	872,400	Year End Roll	1/23/2014
2013	101	FV	337,100	4100	1.781	515,300	856,500	856,500	Year End Roll	10/25/2012
2012	101	FV	337,100	4100	1.781	535,100	876,300	876,300	Year End	1/26/2012
2011	101	FV	344,100	4100	1.781	553,400	901,600	901,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HIBBEN, GEORGE C	71301-58		7/11/2018	MULTI-PARCEL	1450000	No	No			
HIBBEN, JULIA K	14646-403		6/25/1982	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/3/1997	1195	RENOVATI	13,500	C	3/10/1998			3/10/98 100%
2/6/1996	894-96	RENOVATI	20,000	C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS+INSPCTD	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	M COLE
3/10/1998	MEAS/EXT INS	602	D TUCKER
10/5/1995	MEAS+INSPCTD	606	J SMITH
10/5/1995	MEAS+INSPCTD	606	J SMITH
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.70147	Total SF/SM:	74116.03	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	632,138	Spl Credit:		Total:	632,100
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

