



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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:	HIBBEN - JULIA K
Street 1:	75 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This Parcel contains 1.551 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.551		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									9,306						9,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.551	9,300	9,300		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.551	9,300	9,300	Entered Lot Size	
Total Parcel			1.551	9,300	9,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	132	FV		0	1.551	9,300	9,300	9,300	Year End Roll	9/28/2017
2017	132	FV		0	1.551	9,300	9,300	9,300	Year End Roll	9/29/2016
2016	132	FV		0	1.551	9,300	9,300	9,300	Year End Roll	1/14/2016
2015	132	FV		0	1.551	9,300	9,300	9,300	Year End	10/2/2014
2014	132	FV		0	1.551	9,300	9,300	9,300	Year End Roll	1/23/2014
2013	132	FV		0	1.551	9,300	9,300	9,300	Year End Roll	10/25/2012
2012	132	FV		0	1.551	9,300	9,300	9,300	Year End	1/26/2012
2011	132	FV		0	1.551	9,300	9,300	9,300	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, GEORGE	25324-505		5/4/1995	CONVENIENC		0	Yes	No		PUT IN A TRUST

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

