



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUSSELL HEIDI H
Owner 2:	
Owner 3:	
Street 1:	25 ELDRIDGE CT.
Street 2:	
Twn/City:	HINGHAM
St/Prov:	MA Cntry Own Occ: N
Postal:	02043 Type:

PREVIOUS OWNER

Owner 1:	HIBBEN GEORGE C + JULIA K TRS -
Owner 2:	BLUEBERRY WAY NOMINEE TRUST -
Street 1:	75 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This Parcel contains 1.239 ACRES of land mainly classified as LAND

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
130	LAND		53976.4		SQUARE FE	PRIME SITE		0	8.08	1.337	R4									583,319						583,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.239	583,300	583,300		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.239	583,300	583,300	Entered Lot Size	
Total Parcel			1.239	583,300	583,300	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	130	FV		0	1.239	583,300	583,300	583,300	Year End Roll	9/28/2017
2017	130	FV		0	1.239	577,500	577,500	577,500	Year End Roll	9/29/2016
2016	130	FV		0	1.239	560,900	560,900	560,900	Year End Roll	1/14/2016
2015	130	FV		0	1.239	519,100	519,100	519,100	Year End	10/2/2014
2014	130	FV		0	1.239	483,700	483,700	483,700	Year End Roll	1/23/2014
2013	130	FV		0	1.099	457,400	457,400	457,400	Year End Roll	10/25/2012
2012	130	FV		0	1.099	475,000	475,000	475,000	Year End	1/26/2012
2011	130	FV		0	1.099	491,100	491,100	491,100	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	27649-477		9/5/1997	CONVENIENC		1	Yes	No		33 1/3 INT BLUERY WAY TR

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

Total AC/HA:	1.23913	Total SF/SM:	53976.50	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 4	Total:	583,319	SpI Credit:		Total:	583,300
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