



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BUCHTHAL PETER
Owner 2:	
Owner 3:	
Street 1:	PO BOX 434
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DANIELS - STARR R
Owner 2:	-
Street 1:	71 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.032 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		88517		SQUARE FE	PRIME SITE		0	9.96	0.933	R5									822,249						822,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	878,400		2.032	822,200	1,700,600	1560	0			
							GIS Ref			
							GIS Ref			
Total Card					878,400	2.032	822,200	1,700,600	Entered Lot Size	
Total Parcel					878,400	2.032	822,200	1,700,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		361.14	/Parcel:	361.14	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	878,400	0	2.032	822,200	1,700,600	1,700,600	Year End Roll	9/28/2017
2017	101	FV	792,200	0	2.032	822,200	1,614,400	1,614,400	Year End Roll	9/29/2016
2016	101	FV	772,900	0	2.032	768,600	1,541,500	1,541,500	Year End Roll	1/14/2016
2015	101	FV	765,000	0	2.032	711,600	1,476,600	1,476,600	Year End	10/2/2014
2014	101	FV	1,193,100	0	2.032	701,700	1,894,800	1,894,800	Year End Roll	1/23/2014
2013	101	FV	1,168,200	0	2.032	681,100	1,849,300	1,849,300	Year End Roll	10/25/2012
2012	101	FV	1,167,100	0	2.032	701,700	1,868,800	1,868,800	Year End	1/26/2012
2011	101	FV	1,254,700	0	2.032	749,600	2,004,300	2,004,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DANIELS, STARR R	62131-361		6/28/2013	MULTI-PARCEL	2150000	No	No			
ABRAMS RICHARD	50010-441		8/28/2007	CONVENIENC		1	No	No		
CALDWELL SARAH,	30295-476		6/15/1999	CHD>SALE	895000	No	No			
MARGOLIS, MORTO	13711-368		6/12/1979		170000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2003	2694	MANUAL	18,000	C	6/21/2003			ingrd pool & reno
11/26/2002	2620	ADDITION	118,000	C	5/29/2004			porch & bedroom
1/7/2000	1867	NEW HOME	350,000	C	6/27/2000			6/27/00 60%
12/6/1999	1855	MANUAL	3,500	C	6/27/2000			6/27/00 100%
8/23/1999	1785	DEMOLITI		C	6/27/2000			house 6/27/00 10

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
6/28/2001	MEAS/EXT INS	613	M COLE
6/27/2000	MEAS+INSPCTD	609	T MULHERN
11/17/1995	MEAS+INSPCTD	606	J SMITH
10/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.03207	Total SF/SM:	88516.97	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	822,249	SpI Credit	Total:	822,200
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