



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MADDUX FRANKLIN W
Owner 2:	MADDUX DUGAN W
Owner 3:	
Street 1:	69 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LYON - MARK G
Owner 2:	WAZUKA - MARGARET
Street 1:	8 BRIAR LANE
Twn/City:	NEWTONVILLE
St/Prov:	MA Cntry
Postal:	02460

NARRATIVE DESCRIPTION

This Parcel contains 4.08 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2004, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 14 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		80000		SQUARE FE	PRIME SITE		0	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		2.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									64,890						64,900	
101	ONE FAM		0.08		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									480						500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	864,600	104,300	4.080	1,222,200	2,191,100	1562	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	864,600	104300	4.08	1,222,200	2,191,100	2,191,100	Year End Roll	9/28/2017
2017	101	FV	774,800	104300	4.08	1,222,200	2,101,300	2,101,300	Year End Roll	9/29/2016
2016	101	FV	749,700	104300	4.08	1,188,600	2,042,600	2,042,600	Year End Roll	1/14/2016
2015	101	FV	730,800	104300	4.08	1,169,400	2,004,500	2,004,500	Year End	10/2/2014
2014	101	FV	680,500	104300	4.08	1,153,400	1,938,200	1,938,200	Year End Roll	1/23/2014
2013	101	FV	566,100	104300	4.08	1,121,400	1,791,800	1,791,800	Year End Roll	10/25/2012
2012	101	FV	213,100	45800	4.08	1,076,600	1,335,500	1,335,500	Year End	1/26/2012
2011	101	FV	253,200	45800	4.08	1,123,000	1,422,000	1,422,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYON,MARK G	56258-69		1/10/2011	CHD>SALE	1390000	No	No			
ABRAMS RICHARD	53980-288		12/11/2009		1450000	No	No			
DESCOGNETS GWEN	29616-332		1/4/1999	CHD>SALE	1500000	No	No			
DESCOGNETS, ARC	18620-152		10/16/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2015	6288	RENO-ADD	225,000	O				Construct an art s
6/21/2011	4768	ADDITION	798,000	C	6/17/2013			addition to pool h
5/31/2011	4747	MANUAL	10,000	C	6/17/2013			construct foundati
4/4/2003	2668	BARN	100,000	C	5/21/2005			"pole barn" cabana
4/4/2003	2667	BARN	200,000	C	5/21/2005			office/barn
4/4/2003	2666	MANUAL	200,000	C	5/29/2004			1 bedroom guest ho
11/17/2000	2130	TENN.CO	28,500	C	6/15/2001			
3/11/1999	1655	DEMOLITI		C	5/30/2000			demolish house 5/
7/1/1996	992-96	RENOVATI	80,000	C	7/17/1997			
12/8/1993	406	ADDITION	55,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	MEAS+INSPCTD	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	D VELUTTI
5/29/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
6/15/2001	MEAS/EXT INS	613	M COLE
12/9/2000	M&L EXTERIOR	610	M FLYNN
5/30/2000	MEAS/EXT INS	610	M FLYNN
4/29/1999	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

