



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STIRLING JOSHUA
Owner 2:	BUCHTHAL PETER
Owner 3:	
Street 1:	73 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROYAL - ELIZA H
Owner 2:	BUCHTHAL - PETER
Street 1:	73 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.091 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	4	NONE
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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
132	UNDEV		2.091		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									12,546						12,500	Cons Restr

Total AC/HA:	2.09100	Total SF/SM:	91083.96	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	12,546	Spl Credit	Total:	12,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprob

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.091	12,500	12,500	2655.00	0
Total Card							2.091
Total Parcel							2.091
Source: Market Adj Cost							Total Value per SQ unit /Card: N/A /Parcel: N/A
Entered Lot Size							
Total Land:							
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	2.091	12,500	12,500	12,500	Year End Roll	9/28/2017
2017	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	9/29/2016
2016	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	1/14/2016
2015	132	FV		0	2.091	12,500	12,500	12,500	Year End	10/2/2014
2014	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	1/23/2014
2013	132	FV		0	2.091	12,500	12,500	12,500	Year End Roll	10/25/2012
2012	132	FV		0	2.091	12,500	12,500	12,500	Year End	1/26/2012
2011	132	FV		0	2.091	12,500	12,500	12,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROYAL,ELIZA H	65513-396		6/10/2015	MULTI-PARCEL	1787000	No	No			
ROYAL,ELIZA H	62131-364		6/28/2013	CONVENIENC		1	No	No		
ROYAL ELIZA H,	34597-145		1/17/2002	CONVENIENC		1	Yes	No		
ROYAL ELIZA H,	30295-476		6/15/1999	PARTIAL INTR	895000	Yes	No		1/2 INT R B ABRAMS TR	
ROYAL ELIZA H/	30295-475		6/15/1999	CONVENIENC		1	Yes	No		deed to clear title see d
HIBBEN GEORGE C	27617-194		3/30/1997	CONVENIENC		1	Yes	No		1/2 INT IN 86-5-1

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

USER DEFINED

Prior Id # 1:	86 5 2
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	04:31:52

LAST REV

Date	Time
03/10/16	10:06:55

blakeley 2622

**EXTERIOR INFORMATION**

Table with exterior details: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

**BATH FEATURES**

Table with bathroom details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix.

**OTHER FEATURES**

Table with other features: Kits, A Kits, Frpl, WSFlue.

**CONDO INFORMATION**

Table with condo details: Location, Total Units, Floor, % Own, Name.

**GENERAL INFORMATION**

Table with general info: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Const Mod, Lump Sum Adj.

**COMMENTS**

Empty table for comments.

**RESIDENTIAL GRID**

Table for residential grid with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O.

**REMODELING**

Table for remodeling details: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

**RES BREAKDOWN**

Table for res breakdown with columns: No Unit, RMS, BRS, FL.

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar.

**DEPRECIATION**

Table with depreciation details: Phys Cond, Functional, Economic, Special, Override, Total.

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

**SKETCH**

Large empty sketch area.

Table with heating/cooling details: Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

**SPEC FEATURES/YARD ITEMS**

Large table for spec features with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

**SUB AREA**

Table for sub area details with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**SUB AREA DETAIL**

Table for sub area detail with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**IMAGE**

AssessPro Patriot Properties, Inc

**PARCEL ID**

164 29 0

Summary row at bottom with columns: More: N, Total Yard Items, Total Special Features, Total.