



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: DU TOIT GERARD  
 Owner 2: DU TOIT BETH  
 Owner 3:  
 Street 1: 155 WESTON RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ:  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	100,800	2,900	2.658	671,000	774,700	3603
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 607.13						/Parcel: 607.13

User Acct
0
GIS Ref
GIS Ref
Insp Date
07/23/10

**PREVIOUS OWNER**

Owner 1: DU TOIT GERARD -  
 Owner 2: -  
 Street 1: 155 WESTON RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773 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	100,800	2900	2.658	671,000	774,700	774,700	Year End Roll	9/28/2017
2017	101	FV	94,900	2900	2.658	664,600	762,400	762,400	Year End Roll	9/29/2016
2016	101	FV	93,900	2900	2.658	646,200	743,000	743,000	Year End Roll	1/14/2016
2015	101	FV	91,900	2900	2.658	599,800	694,600	694,600	Year End	10/2/2014
2014	101	FV	88,000	2900	2.658	560,600	651,500	651,500	Year End Roll	1/23/2014
2013	101	FV	86,000	2900	2.658	544,600	633,500	633,500	Year End Roll	10/25/2012
2012	101	FV	86,000	2900	2.658	564,600	653,500	653,500	Year End	1/26/2012
2011	101	FV	89,000	2900	2.658	583,000	674,900	674,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DU TOIT GERARD,	58602-438		3/2/2012	FAMILY		1	No	No		
DU TOIT GERARD,	46037-277		9/6/2005	CONVENIENC		1	No	No		
DU TOIT GERARD,	46037-275		9/6/2005	CONVENIENC		1	No	No		
HARJES RICHARD	39979-162		7/16/2003	OTHER	550000	No	No	No		
RURAL LAND FOUN	30982-106		12/20/1999	INVOLV CHARI	400000	No	No	No		

**NARRATIVE DESCRIPTION**

This Parcel contains 2.658 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2009	4190	SCREENPR	18,000	C	10/1/2009			add 12x13 screen r
6/12/2001	2269	RENOVATI	30,000	C	6/1/2002			kitchen/bath

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
12/29/2008	MEAS+INSPCTD	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	M COLE
12/9/2000	M&L COMPLETE	613	M COLE

**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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.821		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									24,630						24,600	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 2.65755	Total SF/SM: 115762.88	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 671,030	Spl Credit	Total: 671,000
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