



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FEINBERG MICHAEL A
Owner 2:	FEINBERG ENA
Owner 3:	
Street 1:	185 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SWEET LARRY M -
Owner 2:	SWEET ELISA A -
Street 1:	185 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 3.939 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2005, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 19 Rooms, and 8 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

**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		1.706		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									51,180						51,200	
101	ONE FAM		0.396		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									2,376						2,400	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	2,255,600	133,300	3.939	700,000	3,088,900	See Plan 377 of 2007 See Plan 586 of 2009 Addition of Parcel A (2,258sf)
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 320.09						/Parcel: 319.97

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,404,200	133300	3.939	700,000	3,237,500	3,237,500	Year End Roll	9/28/2017
2017	101	FV	2,289,500	133300	3.939	693,600	3,116,400	3,116,400	Year End Roll	9/29/2016
2016	101	FV	2,266,000	133300	3.939	675,200	3,074,500	3,074,500	Year End Roll	1/14/2016
2015	101	FV	2,241,600	133300	3.939	628,800	3,003,700	3,003,700	Year End	10/2/2014
2014	101	FV	2,199,400	133300	3.939	589,600	2,922,300	2,922,300	Year End Roll	1/23/2014
2013	101	FV	2,157,200	133300	3.939	573,600	2,864,100	2,864,100	Year End Roll	10/25/2012
2012	101	FV	2,152,200	133300	3.939	593,600	2,879,100	2,879,100	Year End	1/26/2012
2011	101	FV	2,305,300	133300	3.939	612,000	3,050,600	3,050,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWEET LARRY M,	52053-198		1/6/2009	CHD>SALE	2557201	No	No			
CADOGAN CAROL,	49288-450		4/13/2007		2675000	Yes	No			
CADOGAN CAROL,	49288-448		4/13/2007	ABUTTER SALE	8050	No	No			
ANTIA ROBERT B,	39958-274		7/15/2003		750000	Yes	No			
ANTIA ROBERT B,	31479-498		6/6/2000	CONVENIENC	1	Yes	No			
RURAL LAND FOUN	31249-538		3/24/2000	INVOLV CHAR	1100000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2009	4306	ADDITION	150,000	C	7/23/2010			contract carriage
10/1/2009	4287	RENO-PLH	2,500	C	7/23/2010			8x10 tree house
8/27/2009	4249	MANUAL	9,500	C	7/23/2010			erect pre-fab gaze
6/24/2009	4215	POOL HOU	75,000	C	11/23/2009			construct pool cab
4/22/2009	4154	POOL	45,000	C	11/23/2009			contract inground
3/5/2009	4129	RENOVATI	635,000	C	9/3/2009			fin bmt;install el
5/5/2006	3409	FINISH B	35,000	C	5/31/2007			Finish basement w/
8/2/2004	2990	NEW HOME	1,500,000	C	5/21/2005			5/21 25%;cert.occ.
4/16/2004	2885	MANUAL	20,000	C	6/23/2004			foundation
3/4/2004	2859	POOL	25,000	C	6/23/2004			6/23 0%;6/17/06 no

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
5/27/2008	ENTRY DENIED	100	B MORGAN
5/31/2007	MEAS/EXT INS	100	B MORGAN
6/17/2006	PERMIT VISIT	615	D VELUTTI
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
6/23/2004	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

