



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASON ROBERT H
Owner 2:	MASON ERICA A
Owner 3:	
Street 1:	207 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4504 Type:

PREVIOUS OWNER

Owner 1:	BARDSLEY THEODORE J -
Owner 2:	-
Street 1:	132 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4504

NARRATIVE DESCRIPTION

This Parcel contains 2.467 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1924, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Influ	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,780						3,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	124,300		2.467	667,800	792,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 684.02						/Parcel: 684.02	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	124,300	0	2.467	650,200	774,500	774,500	Create Final value 2019	6/4/2019
2018	101	FV	124,300	0	2.467	650,200	774,500	774,500	Year End Roll	9/28/2017
2017	101	FV	117,000	0	2.467	643,800	760,800	760,800	Year End Roll	9/29/2016
2016	101	FV	115,800	0	2.467	625,400	741,200	741,200	Year End Roll	1/14/2016
2015	101	FV	113,400	0	2.467	579,000	692,400	692,400	Year End	10/2/2014
2014	101	FV	108,600	0	2.467	539,800	648,400	648,400	Year End Roll	1/23/2014
2013	101	FV	106,200	0	2.507	524,000	630,200	630,200	Year End Roll	10/25/2012
2012	101	FV	106,200	0	2.509	430,800	537,000	537,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARDSLEY THEODO	47401-286		5/4/2006		725000	No	No			
	7761-539		6/19/1952		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/14/2016	6470	SHEET MT	14,000	C				Sheet metal work f
8/20/2009	4247	MANUAL		C				install a 4' fence
6/12/2007	3706	RENOVATI	80,000	C	5/27/2008			reno kitch/repair
11/1/2001	2385	MANUAL	9,500	C	7/6/2002			repair porch damage

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS/EXT INS	4	JG
5/27/2008	PERMIT VISIT	100	
5/1/2008	CERT OF OCC	10	MARK R
7/6/2002	MEAS+INSPCTD	613	
2/17/2001	M&L COMPLETE	613	
10/6/1995	MEAS+INSPCTD	607	
3/8/1995	FIELDREV CHG	600	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

