



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BERRYFIELD LLC
Owner 2:	
Owner 3:	
Street 1:	133 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BERRY TR - GEORGE W
Owner 2:	BERRY TR - ROBERTA E
Street 1:	133 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 9.176 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infru	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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		7.3397		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									220,191						220,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	384,300	101,900	9.176	1,140,200	1,626,400
Total Card		384,300	101,900	9.176	1,140,200
Total Parcel		1,701,800	101,900	9.176	2,943,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		654.49	/Parcel: 162.64

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
07/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,668,300	100800	9.176	1,115,400	2,884,500	2,884,500	Create Final value 2019	6/4/2019
2018	101	FV	1,668,300	100800	9.176	1,115,400	2,884,500	2,884,500	Year End Roll	9/28/2017
2017	101	FV	1,484,200	100800	9.176	1,115,400	2,700,400	2,700,400	Year End Roll	9/29/2016
2016	101	FV	1,411,500	100800	9.176	1,089,000	2,601,300	2,601,300	Year End Roll	1/14/2016
2015	101	FV	1,398,300	100800	9.176	1,025,000	2,524,100	2,524,100	Year End	10/2/2014
2014	101	FV	1,394,900	100800	9.176	1,012,200	2,507,900	2,507,900	Year End Roll	1/23/2014
2013	101	FV	1,388,300	100800	9.176	988,200	2,477,300	2,477,300	Year End Roll	10/25/2012
2012	101	FV	1,388,300	100800	9.176	1,180,200	2,669,300	2,669,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERRY TR,GEORGE	71423-554		8/3/2018	CONVENIENC		1	No	No		
BERRY GEORGE W,	35018-259		3/12/2002	CONVENIENC		99	No	No		
PRESTON, WILLIA	24710-61		7/18/1994	PARTIAL INTR	850000	No	No			SOLD W/106-15-2 CR
	7532-79		1/19/1950			0	No	No		

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/30/19	16:09:23

LAST REV

Date	Time
10/04/18	14:44:33

USER DEFINED

Prior Id # 1:	106 15 0
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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2015	6081	ROOF	150,000	C	8/17/2015			Install additional
7/25/2013	5488	TEMPORAR		C				tent 8/1 to 8/3
8/8/2012	5131	TEMPORAR		C				tent 8/9 to 8/13
4/4/2003	2665	ADDITION	170,000	C	6/21/2003			dormer,new mstrbed
3/15/2000	1894	MANUAL		C	6/12/2000			Reinforce existing
8/23/1999	1783	MANUAL	15,000	C	6/12/2000			adding stalls in b
5/7/1998	1412	GARAGE	40,000	C	6/24/1998			
2/17/1998	1341	DEMOLITI		C	6/24/1998			6/24/98 100%
8/21/1996	1030-96	TEMPORAR		C	7/1/1996			
9/7/1995	803-95	SHED	2,000	C	7/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS+INSPCTD	622	K Cuoco
12/29/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
12/9/2000	M&L EXTERIOR	613	
4/16/1999	MEAS/EXT INS	602	
6/24/1998	MEAS+INSPCTD	600	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

