



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DREW JONATHAN G
Owner 2:	DREW RACHEL B
Owner 3:	
Street 1:	135 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINTOTT TR - JAMES
Owner 2:	-
Street 1:	C/O GRANITE POINT CAPITAL
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02109

NARRATIVE DESCRIPTION

This Parcel contains 6.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2017, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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:				Topo		
D				Street 1		PAVED
s				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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		4.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									128,490						128,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	927,100	27,400	6.120	928,500	1,883,000	
Total Card		927,100	27,400	6.120	928,500	1,883,000
Total Parcel		927,100	27,400	6.120	928,500	1,883,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		371.73	/Parcel: 371.73	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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
2019	101	FV	561,300	33700	6.12	925,300	1,520,300	1,520,300	Create Final value 2019	6/4/2019
2018	101	FV	561,300	33700	6.12	925,300	1,520,300	1,520,300	Year End Roll	9/28/2017
2017	101	FV	423,500	27900	6.12	925,300	1,376,700	1,376,700	Year End Roll	9/29/2016
2016	101	FV	411,500	27900	6.12	873,300	1,312,700	1,312,700	Year End Roll	1/14/2016
2015	101	FV	400,400	27900	6.12	818,100	1,246,400	1,246,400	Year End	10/2/2014
2014	101	FV	370,900	27900	6.12	808,500	1,207,300	1,207,300	Year End Roll	1/23/2014
2013	101	FV	363,600	27900	6.12	788,500	1,180,000	1,180,000	Year End Roll	10/25/2012
2012	101	FV	363,600	27900	6.12	808,500	1,200,000	1,200,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINTOTT TR,JAME	67029-218		4/1/2016	CHD>SALE	1975000	No	No			
FRENCH JOHN B,	49994-262		8/24/2007	OTHER	2250000	No	No			Sold w/ possible add'l buildable pa
QUARTON GARDNER	11610-0690		12/19/1968		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/17/2018	7133	RENO-ADD	150,000	C				Install screened p
6/7/2018	7102	DEMOLITI	40,000	C				Demolish dwelling
7/17/2017	6797	SHEET MT	131,000	C				Sheet metal work t
12/15/2016	6651	NEW HOME	1,500,000	C	5/30/2017			Single family home
3/2/2001	2169	MANUAL	30,000	C	6/8/2001			const det garage a

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	VISITED	623	M Larson
2/6/2019	PERMIT VISIT	622	K Cuoco
5/30/2017	PERMIT VISIT	618	G BOURGAULT
5/16/2017	MEAS+INSPCTD	4	JOUR
7/1/2008	MEAS+INSPCTD	25	D ERSKINE
6/8/2001	MEAS+INSPCTD	613	
12/9/2000	M&L COMPLETE	613	
10/6/1995	MEAS+INSPCTD	607	
6/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

