



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
41		STONY BROOK RD, LINCOLN

**OWNERSHIP**

Owner 1:	CRAFTER LOCHIEL C
Owner 2:	
Owner 3:	
Street 1:	41 STONY BROOK RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02193-1809 Type:

**PREVIOUS OWNER**

Owner 1:	ROOT - SCOTT
Owner 2:	CARTER - COCOA
Street 1:	41 STONEY BROOK RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193-1809

**NARRATIVE DESCRIPTION**

This Parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2003, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									14,490						14,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,837,500	63,500	2.320	678,500	2,579,500	2471	0				
							GIS Ref				
							GIS Ref				
Total Card					1,837,500	63,500	2.320	678,500	2,579,500	Entered Lot Size	
Total Parcel					1,837,500	63,500	2.320	678,500	2,579,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			260.08	/Parcel:	260.08	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	1,859,800	63500	2.32	660,900	2,584,200	2,584,200	Create Final value 2019	6/4/2019
2018	101	FV	1,859,800	63500	2.32	660,900	2,584,200	2,584,200	Year End Roll	9/28/2017
2017	101	FV	1,754,000	63500	2.32	654,500	2,472,000	2,472,000	Year End Roll	9/29/2016
2016	101	FV	1,740,900	63500	2.32	636,100	2,440,500	2,440,500	Year End Roll	1/14/2016
2015	101	FV	1,721,600	63500	2.32	589,700	2,374,800	2,374,800	Year End	10/2/2014
2014	101	FV	1,531,400	63500	2.32	550,500	2,145,400	2,145,400	Year End Roll	1/23/2014
2013	101	FV	1,496,400	63500	2.32	534,500	2,094,400	2,094,400	Year End Roll	10/25/2012
2012	101	FV	1,649,500	63500	2.32	554,500	2,267,500	2,267,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROOT,SCOTT	71117-284		6/6/2018		2250000	No	No			
CLARK BRENT R,	55650-483		10/22/2010	OTHER	2000000	No	No			Parcel in Weston also.
DANOFF WILLIAM	33133-492		6/20/2001		1100000	No	No			
MCHALE, KEVIN	25499-56		7/19/1995		890000	No	No			IN WESTON + LINCOLN
HOWARD LIBROT	16704-136		1/10/1986		1250000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/30/2018	7240	BATH	33,396	O				Renovate existing
5/25/2004	2932	POOL	94,200	C	5/21/2005			install ing pool i
8/20/2002	2567	NEW HOME	780,000	C	6/21/2003			6/21 60%
8/6/2002	2557	DEMOLITI		C	6/21/2003			house

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	
5/29/2004	MEAS/EXT INS	615	
6/21/2003	MEAS+INSPCTD	615	
10/6/2001	M&L COMPLETE	615	
3/30/1996	MEAS/EXT INS	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

