

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLDEN JR TR LAWRENCE T
Owner 2:	HOLDEN TR SARAH C
Owner 3:	HOLDEN FAMILY TRUST
Street 1:	PO BOX 6347
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOLDEN SARAH C -
Owner 2:	-
Street 1:	60 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3301

NARRATIVE DESCRIPTION

This Parcel contains 8.518 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1911, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 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	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		3.2078		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									96,234						96,200	
132	UNDEV		3.4736		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									20,842						20,800	Cons Restr

Total AC/HA:	8.51795	Total SF/SM:	371041.91	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	917,076	Spl Credit	Total:	917,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,136,200	10,400	5.044	896,200	2,042,800	1378	0
132			3.474	20,800	20,800		GIS Ref
Total Card	1,136,200	10,400	8.518	917,000	2,063,600		GIS Ref
Total Parcel	1,279,400	10,400	8.518	917,000	2,206,800	Entered Lot Size	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	269.91	/Parcel:	235.84	Total Land:	Insp Date
						Land Unit Type:	08/20/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,295,900	10400	8.518	913,800	2,220,100	2,220,100	Create Final value 2019	6/4/2019
2018	101	FV	1,295,900	10400	8.518	913,800	2,220,100	2,220,100	Year End Roll	9/28/2017
2017	101	FV	1,225,500	10400	8.518	913,800	2,149,700	2,149,700	Year End Roll	9/29/2016
2016	101	FV	1,215,300	10400	8.518	861,800	2,087,500	2,087,500	Year End Roll	1/14/2016
2015	101	FV	1,199,400	10400	8.518	806,600	2,016,400	2,016,400	Year End	10/2/2014
2014	101	FV	1,177,400	10400	8.518	797,000	1,984,800	1,984,800	Year End Roll	1/23/2014
2013	101	FV	1,151,200	10400	7.908	758,700	1,920,300	1,920,300	Year End Roll	10/25/2012
2012	101	FV	1,246,000	10400	7.908	778,700	2,035,100	2,035,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLDEN SARAH C,	32181-18		12/27/2000	CONVENIENC		1	No	No		
BRADFORD CANNON	13119-530		12/30/1976	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/13/2018	7250	WINDOWS	11,000	C				Replace 4 windows
6/27/2016	6486	MANUAL	10,600	C				Repair existing de
10/17/2012	5198	SOLAR PA	41,625	C				install a roof mou

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	610	
5/20/1996	MEAS+INSPCTD	606	
10/4/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7330
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:	

PRINT

Date	Time
09/30/19	20:25:10

LAST REV

Date	Time
05/21/19	16:25:56

blakeley  
1991

**EXTERIOR INFORMATION**

Type:	10 - ECLECTIC
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 2
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	A+ - EXCELLENT		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	40	% AC:	0
Solar HW:	Yes	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	24X18	A	FR	1911	15.00	T	75	101			1,600			1,600
2	SHED/FR	D	Y	1	13X18	A	FR	1911	15.00	T	75	101			900			900
27	TENNIS C	D	Y	1	100x55	A	AV	1911	4.09	T	70	101			6,800			6,800
40	LEAN-TO	D	Y	1	8X14	A	AV	1911	6.00	T	70	101			200			200
2	SHED/FR	D	Y	1	14X18	F	FR	1911	13.50	T	75	101			900			900

More: N Total Yard Items: 10,400 Total Special Features: Total: 10,400

**BATH FEATURES**

Full Bath:	6	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	7	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	0.83699435
Const Adj.:	0.99970198
Adj \$ / SQ:	66.940
Other Features:	100066
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1721568
Depreciation:	585333
Depreciated Total:	1136235

**COMMENTS**

SEC 14 ACC APT.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 19	BRs: 8	Baths: 6	HB 1

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

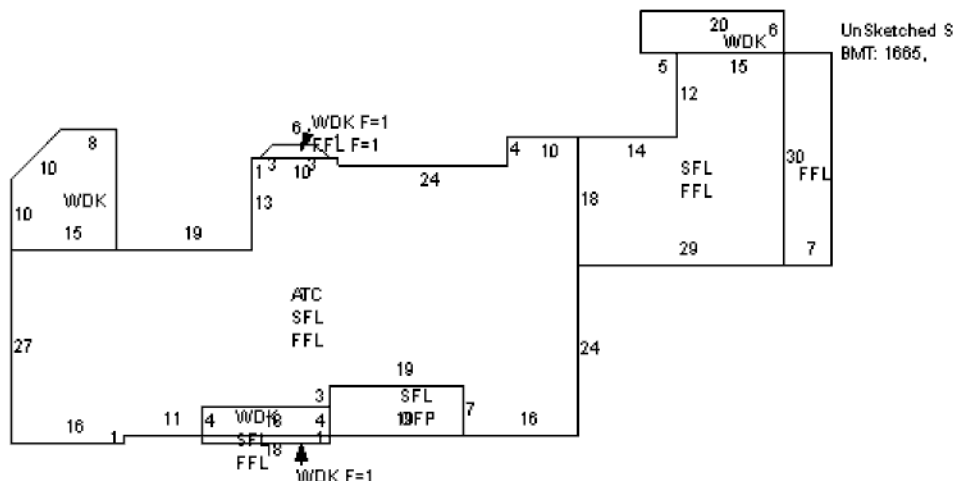
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	19	8	1
Totals			
1	19	8	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1316474.817
Juris. Factor:		Val/Su Fin:		148.60
Special Features:	0	Val/Su Net:		114.76
Final Total:	1136200	Val/Su SzAd:		164.74

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,495	66.940	233,954	
SFL	2ND FLOOR	3,402	66.940	227,729	
BMT	BASEMENT	1,665	16.730	27,864	
ATC	ATTIC	749	66.940	50,104	
WDK	WOOD DECK	457	17.370	7,937	
OFFP	OPEN PORCH	133	15.000	1,995	
Net Sketched Area:		9,901	Total:	549,583	
Size Ad	6897	Gross Area	11647	FinArea	7646

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

