

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRUEBIS JOACHIM
Owner 2:	FRUEBIS VIDA
Owner 3:	
Street 1:	13 NATHAN PRATT DR 1
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	FRUEBIS - JOACHIM
Owner 2:	-
Street 1:	13 NATHAN PRATT DR 1
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 3.207 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2018, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		1.37		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									8,220						8,200	Cons Restr

Total AC/HA:	3.20655	Total SF/SM:	139677.31	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	568,220	Spl Credit		Total:	568,200
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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	1,026,900		3.207	568,200	1,595,100		0
							GIS Ref
							GIS Ref
Total Card	1,026,900		3.207	568,200	1,595,100	Entered Lot Size	
Total Parcel	1,026,900		3.207	568,200	1,595,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	395.41	/Parcel:	395.41	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	130	FV		0	3.207	550,600	550,600	550,600	Create Final value 2019	6/4/2019
2018	130	FV		0	3.207	550,600	550,600	550,600	Year End Roll	9/28/2017
2017	130	FV		0	3.207	520,200	520,200	520,200	Year End Roll	9/29/2016
2016	130	FV		0	3.207	505,000	505,000	505,000	Year End Roll	1/14/2016
2015	130	FV		0	3.207	468,200	468,200	468,200	Year End	10/2/2014
2014	130	FV		0	3.207	420,200	420,200	420,200	Year End Roll	1/23/2014
2013	130	FV		0	3.456	415,700	415,700	415,700	Year End Roll	10/25/2012
2012	130	FV		0	3.212	454,100	454,100	454,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRUEBIS,JOACHIM	71254-451		7/2/2018	CONVENIENC		1	No	No		
CANNON TR,WALTE	70501-118		1/12/2018		800000	No	No			
CANNON BRADFORD	16726-65		1/22/1986	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/19/2018	7200	SHEET MT	38,000	C				Sheet metal work t
5/2/2018	7056	NEW HOME	850,000	C				New single family

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	VISITED	623	M Larson

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	73 3 1
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	20:25:34

LAST REV

Date	Time
07/15/19	13:06:34

apro
1992

