



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLDEN TR SARAH CANNON
Owner 2:	HOLDEN CORNELIA C
Owner 3:	HOLDEN III LAWRENCE T
Street 1:	PO BOX 6347
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COTHBO LIMITED PARTNERSHIP -
Owner 2:	-
Street 1:	60 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.011 ACRES of land mainly classified as LAND

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		0.6062		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									18,186						18,200	ROW
132	UNDEV		0.4046		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									2,428						2,400	Cons Restr

Total AC/HA:	1.01080	Total SF/SM:	44030.45	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 5	Total:	20,614	SpI Credit:		Total:	20,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			0.606	18,200	18,200		
132			0.405	2,400	2,400		
Total Card			1.011	20,600	20,600		
Total Parcel			1.011	20,600	20,600	Entered Lot Size	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Total Land:	GIS Ref
						Land Unit Type:	Insp Date

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	1.011	20,600	20,600	20,600	Create Final value 2019	6/4/2019
2018	130	FV		0	1.011	20,600	20,600	20,600	Year End Roll	9/28/2017
2017	130	FV		0	1.011	20,600	20,600	20,600	Year End Roll	9/29/2016
2016	130	FV		0	1.011	20,600	20,600	20,600	Year End Roll	1/14/2016
2015	130	FV		0	1.011	20,600	20,600	20,600	Year End	10/2/2014
2014	130	FV		0	1.011	20,600	20,600	20,600	Year End Roll	1/23/2014
2013	130	FV		0	1.011	20,600	20,600	20,600	Year End Roll	10/25/2012
2012	130	FV		0	1.011	20,600	20,600	20,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COTHBO LIMITED	38161-213		3/4/2003	CONVENIENC		1	No	No		
HOLDEN LAWRENCE	35427-382		5/7/2002	CONVENIENC		1	No	No		
CANNON ELLEN DE	35427-380		5/7/2002	CONVENIENC		1	No	No		
	7385-1		1/19/1949			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	73 3 3
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	20:25:58

LAST REV

Date	Time
05/14/12	15:47:06

apro 1994

