

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCHTHAL PETER
Owner 2:	
Owner 3:	
Street 1:	PO BOX 434
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DANIELS - STARR R
Owner 2:	-
Street 1:	71 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.032 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		88517		SQUARE FE	PRIME SITE		0	10.	0.933	R5									825,551						825,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	893,600		2.032	825,600	1,719,200	1560	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	878,400	0	2.032	822,200	1,700,600	1,700,600	Create Final value 2019	6/4/2019
2018	101	FV	878,400	0	2.032	822,200	1,700,600	1,700,600	Year End Roll	9/28/2017
2017	101	FV	792,200	0	2.032	822,200	1,614,400	1,614,400	Year End Roll	9/29/2016
2016	101	FV	772,900	0	2.032	768,600	1,541,500	1,541,500	Year End Roll	1/14/2016
2015	101	FV	765,000	0	2.032	711,600	1,476,600	1,476,600	Year End	10/2/2014
2014	101	FV	1,193,100	0	2.032	701,700	1,894,800	1,894,800	Year End Roll	1/23/2014
2013	101	FV	1,168,200	0	2.032	681,100	1,849,300	1,849,300	Year End Roll	10/25/2012
2012	101	FV	1,167,100	0	2.032	701,700	1,868,800	1,868,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DANIELS, STARR R	62131-361		6/28/2013	MULTI-PARCEL	2150000	No	No			
ABRAMS RICHARD	50010-441		8/28/2007	CONVENIENC		1	No	No		
CALDWELL SARAH,	30295-476		6/15/1999	CHD>SALE	895000	No	No			
MARGOLIS, MORTO	13711-368		6/12/1979		170000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2003	2694	MANUAL	18,000	C	6/21/2003			ingrd pool & reno
11/26/2002	2620	ADDITION	118,000	C	5/29/2004			porch & bedroom
1/7/2000	1867	NEW HOME	350,000	C	6/27/2000			6/27/00 60%
12/6/1999	1855	MANUAL	3,500	C	6/27/2000			6/27/00 100%
8/23/1999	1785	DEMOLITI		C	6/27/2000			house 6/27/00 10

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
6/28/2001	MEAS/EXT INS	613	
6/27/2000	MEAS+INSPCTD	609	
11/17/1995	MEAS+INSPCTD	606	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.03207	Total SF/SM:	88516.97	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	825,551	SpI Credit	Total:	825,600
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USER DEFINED

Prior Id # 1:	86 5 0
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	21:06:20

LAST REV

Date	Time
07/29/14	12:22:22
apro	
2172	

