



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCDONALD KEITH F
Owner 2:	MCDONALD ELISE W
Owner 3:	
Street 1:	73 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STIRLING - JOSHUA C
Owner 2:	STIRLING - KIMBERLY P
Street 1:	73 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.389 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 3 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		60501		SQUARE FE	PRIME SITE		0	8.3	1.226	R4									615,448						615,400	

Total AC/HA:	1.38891	Total SF/SM:	60500.92	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	615,448	Spl Credit	Total:	615,400
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,340,400	18,700	1.389	615,400	1,974,500		0
							GIS Ref
							GIS Ref
Total Card	1,340,400	18,700	1.389	615,400	1,974,500	Entered Lot Size	
Total Parcel	1,340,400	18,700	1.389	615,400	1,974,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		397.28	/Parcel:	397.28	Insp Date
						Land Unit Type:	12/09/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,404,100	18700	1.389	599,100	2,021,900	2,021,900	Create Final value 2019	6/4/2019
2018	101	FV	1,404,100	18700	1.389	599,100	2,021,900	2,021,900	Year End Roll	9/28/2017
2017	101	FV	1,315,600	18700	1.389	593,200	1,927,500	1,927,500	Year End Roll	9/29/2016
2016	101	FV	1,324,900	18700	1.389	576,100	1,919,700	1,919,700	Year End Roll	1/14/2016
2015	101	FV	1,289,900	18700	1.389	533,100	1,841,700	1,841,700	Year End	10/2/2014
2014	101	FV	1,196,500	18700	1.389	496,800	1,712,000	1,712,000	Year End Roll	1/23/2014
2013	101	FV	1,173,100	18700	1.389	482,000	1,673,800	1,673,800	Year End Roll	10/25/2012
2012	101	FV	1,173,100	18700	1.389	500,500	1,692,300	1,692,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STIRLING, JOSHUA	71715-83		10/5/2018	MULTI-PARCEL	1889000	No	No			
ROYAL, ALLAN J	65513-396		6/10/2015	PARTIAL INTR	1787000	No	No			
ROYAL ELIZA H,	34597-145		1/17/2002	CONVENIENC		1	Yes	No		
HIBBEN GEORGE C	27617-194		8/27/1997	CONVENIENC		1	Yes	No	1/2 INT 86-5-2	
CALDWELL, SARAH	24033-391		12/14/1993		300000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/9/2009	4113	MANUAL		C				wood burning stove
3/15/2000	1893	NEW HOME	500,000	C	3/30/2002			6/27/00 35% 6/28/

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2016	SALES INSP	618	G BOURGAULT
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
3/30/2002	MEAS+INSPCTD	615	
6/28/2001	MEAS+EXT INS	613	
6/27/2000	MEAS+INSPCTD	609	

Sign: VERIFICATION OF VISIT NOT DATA

