



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DU TOIT GERARD
Owner 2:	DU TOIT BETH
Owner 3:	
Street 1:	155 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DU TOIT GERARD -
Owner 2:	-
Street 1:	155 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.658 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.821		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									24,630						24,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	100,800	2,900	2.658	688,600	792,300	3603	0				
							GIS Ref				
							GIS Ref				
Total Card					100,800	2,900	2.658	688,600	792,300	Entered Lot Size	
Total Parcel					100,800	2,900	2.658	688,600	792,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 620.92			/Parcel: 620.92		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	101	FV	100,800	2900	2.658	671,000	774,700	774,700	Create Final value 2019	6/4/2019
2018	101	FV	100,800	2900	2.658	671,000	774,700	774,700	Year End Roll	9/28/2017
2017	101	FV	94,900	2900	2.658	664,600	762,400	762,400	Year End Roll	9/29/2016
2016	101	FV	93,900	2900	2.658	646,200	743,000	743,000	Year End Roll	1/14/2016
2015	101	FV	91,900	2900	2.658	599,800	694,600	694,600	Year End	10/2/2014
2014	101	FV	88,000	2900	2.658	560,600	651,500	651,500	Year End Roll	1/23/2014
2013	101	FV	86,000	2900	2.658	544,600	633,500	633,500	Year End Roll	10/25/2012
2012	101	FV	86,000	2900	2.658	564,600	653,500	653,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DU TOIT GERARD,	58602-438		3/2/2012	FAMILY		1	No	No		
DU TOIT GERARD,	46037-277		9/6/2005	CONVENIENC		1	No	No		
DU TOIT GERARD,	46037-275		9/6/2005	CONVENIENC		1	No	No		
HARJES RICHARD	39979-162		7/16/2003	OTHER	550000	No	No	No		
RURAL LAND FOUN	30982-106		12/20/1999	INVOLV CHARI	400000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2009	4190	SCREENPR	18,000	C	10/1/2009			add 12x13 screen r
6/12/2001	2269	RENOVATI	30,000	C	6/1/2002			kitchen/bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
12/29/2008	MEAS+INSPCTD	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	
12/9/2000	M&L COMPLETE	613	

Sign: VERIFICATION OF VISIT NOT DATA

