

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRUDNICK TR RICHARD H
Owner 2:	136 WESTON ROAD NOMINEE TRUST
Owner 3:	
Street 1:	136 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCCOLGAN - JUDE T
Owner 2:	MCCOLGAN - FRANCINE
Street 1:	136 WESTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.53 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2000, having primarily WOOD Exterior and 5569 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.64345		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									22,521						22,500	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									350						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.530	1,633,700	7,100	981,300	2,622,100
Total Card 2.530 1,633,700 7,100 981,300 2,622,100					
Total Parcel 2.530 1,633,700 7,100 981,300 2,622,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 470.88		/Parcel: 470.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,613,800	6700	2.53	953,300	2,573,800		Year End Roll	12/2/2024
2024	101	FV	1,697,500	6700	2.53	931,600	2,635,800		Year end	11/9/2023
2023	101	FV	1,464,300	6700	2.53	759,600	2,230,600	2,230,600	Year end	11/3/2022
2022	101	FV	1,250,500	4600	2.53	704,400	1,959,500	1,959,500	Year End Roll	10/19/2021
2021	101	FV	1,211,000	4600	2.53	659,600	1,875,200	1,875,200	Year End Roll	10/15/2020
2020	101	FV	1,247,300	4600	2.53	683,600	1,935,500	1,935,500	Year End Roll	9/26/2019
2019	101	FV	1,264,700	4600	2.53	666,000	1,935,300	1,935,300	Create Final va	6/4/2019
2018	101	FV	1,264,700	900	2.53	666,000	1,931,600	1,931,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCOLGAN, JUDE T	81591-490		5/31/2023		2,480,000	No	No		
MASON, ROBERT H	74348-160		3/25/2020		1,925,000	No	No		
DURAND MICHAEL	32334-304		2/6/2001	OTHER	1,175,000	No	No		MLS SALE PRICE 1575000
NIELSEN DAVID V	30516-425		8/5/1999	CHD>SALE	700,000	No	No		
LESHICK MARGARE	19982-391		8/1/1989		425,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2013	5472	MANUAL	33,475	C				construct solar ar
7/26/2012	5108	MANUAL	35,000	C				install solar pane
7/23/2012	5103	MANUAL	5,725	C				construct a solar
3/3/2000	1881	NEW HOME	450,000	C	3/23/2002			6/27/00 40% 6/28/
11/24/1999	1850	MANUAL	10,000	C	6/27/2000			foundation 6/27/0
8/18/1999	1779	DEMOLITI		C	6/27/2000			house 6/27/00 10

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
12/29/2008	MEAS/EXT INS	25	D ERSKINE
3/23/2002	MEAS+INSPCTD	615	
6/28/2001	MEAS/EXT INS	613	
6/27/2000	MEAS+INSPCTD	609	
12/17/1996	ABATE-INSPEC	600	
11/8/1995	ENTRY DENIED	607	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	106 12 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:	
CivilDistrict:	
Ratio:	

