170	3	0			1 of 2	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,236,500	/	3,507,500
USE VALUE:	2,236,500	/	3,507,500
ASSESSED:	2,236,500	/	3,507,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BERRYFIELD FARM 131 LLC
Owner 2:	C/O BETSY DANGEL
Owner 3:	
Street 1:	825 BEACON STREET SUITE 1
Street 2:	
Twn/City:	NEWTON CENTRE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02459 Type:

PREVIOUS OWNER

Owner 1:	BERRYFIELD LLC -
Owner 2:	-
Street 1:	133 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 9.176 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1995, having primarily CLAPBOARD Exterior and 2485 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9.176	676,700	106,300	1,453,500	2,236,500
Total Card	9.176	676,700	106,300	1,453,500	2,236,500
Total Parcel	9.176	1,947,700	106,300	1,453,500	3,507,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 900.00 | /Parcel: 193.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	07/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170 3 0

!190!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,897,600	99300	9.176	1,336,900	3,333,800		Year End Roll	12/2/2024
2024	101	FV	1,843,000	99300	9.176	1,220,200	3,162,500		Year end	11/9/2023
2023	101	FV	1,763,800	77500	9.176	1,200,200	3,041,500	3,041,500	Year end	11/3/2022
2022	101	FV	1,670,500	101900	9.176	1,141,800	2,914,200	2,914,200	Year End Roll	10/19/2021
2021	101	FV	1,686,600	101900	9.176	1,180,200	2,968,700	2,968,700	Year End Roll	10/15/2020
2020	101	FV	1,701,800	101900	9.176	1,140,200	2,943,900	2,943,900	Year End Roll	9/26/2019
2019	101	FV	1,668,300	100800	9.176	1,115,400	2,884,500	2,884,500	Create Final va	6/4/2019
2018	101	FV	1,668,300	100800	9.176	1,115,400	2,884,500	2,884,500	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	14:18:06

LAST REV	
Date	Time
06/13/25	14:29:00
apro	

USER DEFINED

Prior Id # 1:	106 15 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERRYFIELD LLC,	78390-3		8/2/2021	CONVENIENC	2,736,155	No	No		
BERRY TR,GEORGE	71423-554		8/3/2018	CONVENIENC	1	No	No		
BERRY GEORGE W,	35018-259		3/12/2002	CONVENIENC	99	No	No		
PRESTON, WILLIA	24710-61		7/18/1994	PARTIAL INTR	850,000	No	No		SOLD W/106-15-2 CR
	7532-79		1/19/1950			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2025	E-25-2025	FIRE ALA	15,000	C				
7/23/2024	SH-24-0013	SHEET MT	160,000	C				Adding air handler
9/9/2022	R-22-0219	RENO-ADD	424,000	C				Remove roof from 3
6/3/2021	R-21-0112	ROOF	13,940	C	6/1/2021			Strip & re-roof
5/15/2015	6081	ROOF	150,000	C	8/17/2015			Install additional
7/25/2013	5488	TEMPORAR		C				tent 8/1 to 8/3
8/8/2012	5131	TEMPORAR		C				tent 8/9 to 8/13
4/4/2003	2665	ADDITION	170,000	C	5/29/2004			dormer,new mstrbed
3/15/2000	1894	MANUAL		C	6/8/2001			Reinforce existing
8/23/1999	1783	MANUAL	15,000	C	6/12/2000			adding stalls in b

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS+INSPCTD	622	K Cuoco
12/29/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
12/9/2000	M&L EXTERIOR	613	
4/16/1999	MEAS/EXT INS	602	
6/24/1998	MEAS+INSPCTD	600	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		7.3397		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									330,287						330,300	

Total AC/HA:	9.17625	Total SF/SM:	399717	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,453,487	Spl Credit		Total:	1,453,500

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

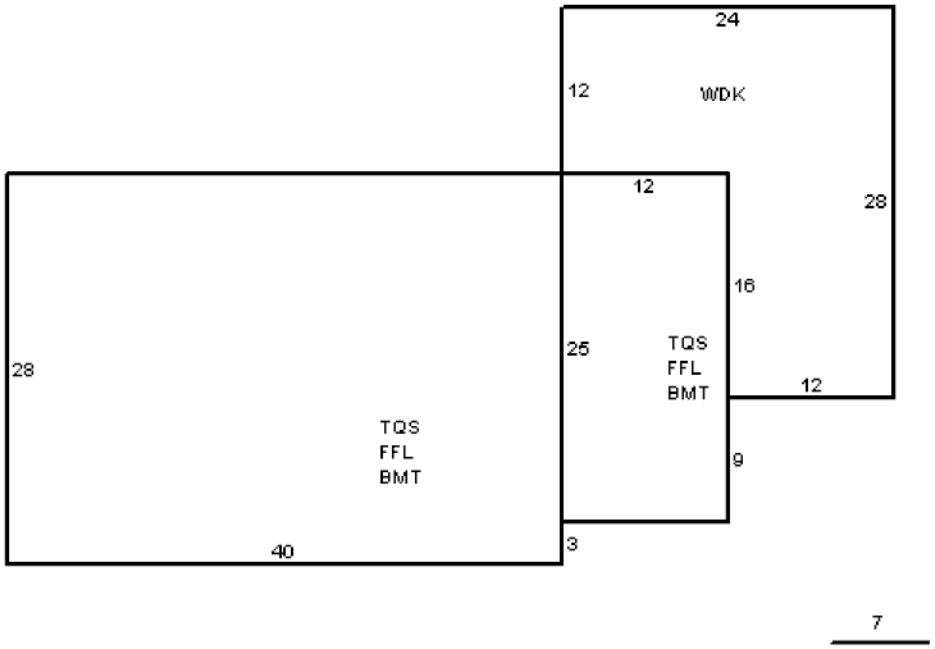
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 3				HB		

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	13. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13.5 %

CALC SUMMARY

Basic $ / SQ:	158.00
Size Adj.:	0.99144870
Const Adj.:	1.01999998
Adj $ / SQ:	159.782
Other Features:	76870
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	782266
Depreciation:	105606
Depreciated Total:	676660

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1255431.395
Juris. Factor:		Before Depr:	231.68
Special Features:	0	Val/Su Net:	154.32
Final Total:	676700	Val/Su SzAd	272.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,420	39.950	56,723
FFL	1ST FLOOR	1,420	159.780	226,890
TQS	3/4 STORY	1,065	159.780	170,168
WDK	WOOD DECK	480	18.420	8,844

Net Sketched Area:	4,385			Total:	462,625
Size Ad	2485	Gross Area	4740	FinArea	2485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
33	2 ST BARN	D	Y	1	41X25	E	AV	1998	102.99	T	36	101			67,600			67,600
4	GARAGE/L	D	Y	1	30X40	E	AV	1995	52.43	T	40.5	101			37,400			37,400
1	SHED/MTL	A	Y	1	6X14	A	AV	1998	8.56	T	60	101			300			300
1	SHED/MTL	D	Y	1	10x16	A	AV	2014	8.56	T	30	101			1,000			1,000

More:	N	Total Yard Items:	106,300	Total Special Featues:	Total: 106,300

PARCEL ID

170 3 0

IMAGE

AssessPro Patriot Properties, Inc