



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOSS PHILIP N
Owner 2:	MOSS JANE B
Owner 3:	
Street 1:	123 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4506 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.03 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1973, having primarily WOOD Exterior and 1967 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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

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		0.503		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									17,605						17,600	
101	ONE FAM		0.69		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,830						4,800	Wetland

Total AC/HA:	3.02955	Total SF/SM:	131967	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	980,835	SpI Credit	Total:	980,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.030	387,200		980,800	1,368,000
Total Card	3.030	387,200		980,800	1,368,000
Total Parcel	3.030	387,200		980,800	1,368,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	695.40	/Parcel:	695.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	369,800	0	3.03	952,800	1,322,600		Year End Roll	12/2/2024
2024	101	FV	375,900	0	3.03	931,200	1,307,100		Year end	11/9/2023
2023	101	FV	292,000	0	3.03	759,200	1,051,200	1,051,200	Year end	11/3/2022
2022	101	FV	250,000	0	3.03	704,000	954,000	954,000	Year End Roll	10/19/2021
2021	101	FV	229,800	0	3.03	659,200	889,000	889,000	Year End Roll	10/15/2020
2020	101	FV	209,600	0	3.03	683,200	892,800	892,800	Year End Roll	9/26/2019
2019	101	FV	195,400	0	3.03	665,600	861,000	861,000	Create Final va	6/4/2019
2018	101	FV	195,400	0	3.03	665,600	861,000	861,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTON JEAN W	14485-195		12/8/1981		185,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2025	E-25-165	MANUAL	1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	
11/8/1995	ENTRY DENIED	607	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	106 15 1
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:	

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PRINT

Date	Time
09/26/25	14:18:17

LAST REV

Date	Time
07/22/25	14:23:39

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