

APPRaised: 3,849,600 / 3,849,600  
 USE VALUE: 3,849,600 / 3,849,600  
 ASSESSED: 3,849,600 / 3,849,600



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
121		WESTON RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: QURESHI LAURA		
Owner 2: QURESHI ABRAR		
Owner 3:		
Street 1: 121 WESTON RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA Cntry Own Occ: Y		
Postal: 01773-4506 Type:		

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.300	2,802,500	17,800	1,029,300	3,849,600
Total Card 4.300 2,802,500 17,800 1,029,300 3,849,600					
Total Parcel 4.300 2,802,500 17,800 1,029,300 3,849,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 480.24		/Parcel: 480.24	

Legal Description
2154
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/17/18

**PREVIOUS OWNER**

Owner 1: WISE - JOANNE D
Owner 2: -
Street 1: 121 WESTON RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-4506

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	3,412,900	16700	4.3	1,001,300	4,430,900		Year End Roll	12/2/2024
2024	101	FV	3,238,500	16700	4.3	972,700	4,227,900		Year end	11/9/2023
2023	101	FV	2,783,200	16700	4.3	800,700	3,600,600	3,600,600	Year end	11/3/2022
2022	101	FV	2,413,100	22200	4.3	745,500	3,180,800	3,180,800	Year End Roll	10/19/2021
2021	101	FV	2,217,800	22200	4.3	700,700	2,940,700	2,940,700	Year End Roll	10/15/2020
2020	101	FV	2,405,600	22200	4.3	724,700	3,152,500	3,152,500	Year End Roll	9/26/2019
2019	101	FV	2,519,000	22200	4.3	707,100	3,248,300	3,248,300	Create Final va	6/4/2019
2018	101	FV	2,519,000	22200	4.3	707,100	3,248,300	3,248,300	Year End Roll	9/28/2017

Parcel ID 170 5 0

!193!

**USER DEFINED**

Prior Id # 1: 106 2 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:

**NARRATIVE DESCRIPTION**

This parcel contains 4.3 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2000, having primarily BRICK VENTR Exterior and 8016 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISE,JOANNE D	76367-123		12/8/2020		3,075,000	No	No		
LIPSEY STEVEN D	31015-100		12/30/1999	CHD>SALE	1,100,000	No	No		
COLE HUGH	19299-410		8/29/1988		727,000	No	No		

**PAT ACCT.**

apro	193
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**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

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2025	R-25-0058	ROOF	73,685	C				
5/23/2000	1979	NEW HOME	700,000	C	3/30/2002			6/27/00 15%
4/11/2000	1919	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
3/30/2002	MEAS/EXT INS	615	
6/27/2000	MEAS+INSPCTD	609	
10/4/1995	MEAS+INSPCTD	606	
1/1/1987	INSPECTED	601	

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 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		1.913		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									66,955						67,000	
101	ONE FAM		0.55		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,850						3,900	Wetland

Total AC/HA: 4.29955 Total SF/SM: 187288 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 1,029,205 Spl Credit Total: 1,029,300

