Map	Lot	Sublot	Building	Unit	CARD
169	38	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,610,800	/	1,610,800
USE VALUE:	1,610,800	/	1,610,800
ASSESSED:	1,610,800	/	1,610,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	TORTI JR MAURICE L		
Owner 2:	TORTI NANCY H		
Owner 3:			
Street 1:	119 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. ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1952, having primarily WOOD Exterior and 2962 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	3.000	601,700	10,000	999,100	1,610,800
Total Card	3.000	601,700	10,000	999,100	1,610,800
Total Parcel	3.000	601,700	10,000	999,100	1,610,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.82 | /Parcel: 543.82

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 05/16/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169 38 0

!195!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	552,700	9300	3.	971,100	1,533,100		Year End Roll	12/2/2024
2024	101	FV	546,300	9300	3.	946,900	1,502,500		Year end	11/9/2023
2023	101	FV	469,200	9300	3.	774,900	1,253,400	1,253,400	Year end	11/3/2022
2022	101	FV	403,200	9300	3.	719,700	1,132,200	1,132,200	Year End Roll	10/19/2021
2021	101	FV	357,900	9300	3.	674,900	1,042,100	1,042,100	Year End Roll	10/15/2020
2020	101	FV	351,600	9300	3.	698,900	1,059,800	1,059,800	Year End Roll	9/26/2019
2019	101	FV	340,900	9300	3.	681,300	1,031,500	1,031,500	Create Final va	6/4/2019
2018	101	FV	340,900	9300	3.	681,300	1,031,500	1,031,500	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:18:38

LAST REV

Date	Time
07/11/23	10:48:45

blakeley

USER DEFINED

Prior Id # 1:	106 4 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. 195

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATHOS ANTHONY	12483-706		7/23/1973		70,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2023	R-23-0070	ROOF	70,080	C	4/10/2023			Replace existing r
5/13/2011	4731	TEMPORAR		C				tent 6/10 to 6/13
3/19/2007	3625	ADDITION	189,000	C	5/27/2008			18x24 addition;rem

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS+INSPCTD	4	JG
5/27/2008	PERMIT VISIT	100	
6/14/2007	MEAS+INSPCTD	100	
1/13/2001	M&L COMPLETE	613	
10/5/1995	MEAS+INSPCTD	606	
11/1/1988	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 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,705						40,700	

Total AC/HA:	2.99955	Total SF/SM:	130660	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	999,105	Spl Credit		Total:	999,100

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

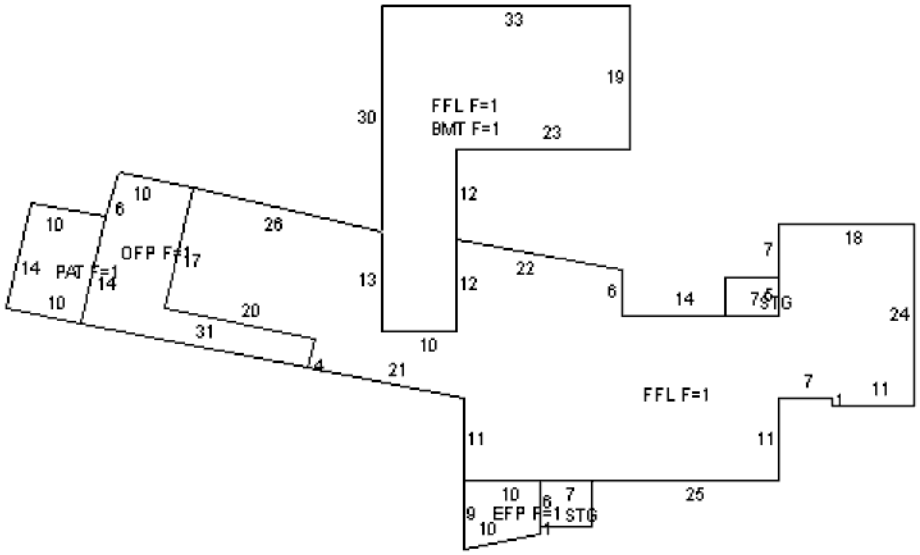
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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: 7		BRs: 3		Baths: 2					HB		

SKETCH



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:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.95256585
Const Adj.:	0.96899998
Adj $ / SQ:	154.147
Other Features:	48384
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	796992
Depreciation:	195263
Depreciated Total:	601729

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1092285.571

Juris. Factor:		Before Depr:	223.51
Special Features:	0	Val/Su Net:	135.85
Final Total:	601700	Val/Su SzAd	203.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,962	154.150	456,584
BMT	BASEMENT	867	38.540	33,411
OFP	OPEN PORCH	296	16.050	4,751
PAT	PATIO	147	14.980	2,202
EFP	ENCL PORCH	80	38.520	3,082
STG	STORAGE	77	16.050	1,236

Net Sketched Area:	4,429			Total:	501,266
Size Ad	2962	Gross Area	4429	FinArea	2962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

169 38 0

IMAGE

AssessPro Patriot Properties, Inc

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
3	GARAGE	D	Y	1	24x27	A	AV	1952	38.52	T	60	101			10,000			10,000

More:	N	Total Yard Items:	10,000	Total Special Featues:	Total: 10,000