Map	Lot	Sublot	Building	Unit	CARD
169	34	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,534,500	/	1,534,500
USE VALUE:	1,534,500	/	1,534,500
ASSESSED:	1,534,500	/	1,534,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DONALDSON ROBERT D	
Owner 2:	BERBERIAN GABRIELLE S	
Owner 3:		
Street 1:	144 WESTON RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Own Occ:	Y	
Postal:	01773-4504	
Type:		

PREVIOUS OWNER

Owner 1:	DONALDSON ROBERT D -
Owner 2:	-
Street 1:	144 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA
Cntry	
Postal:	01773-4504

NARRATIVE DESCRIPTION

This parcel contains 3.897 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1982, having primarily CLAPBOARD Exterior and 2852 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	3.897	540,400		994,100	1,534,500
Total Card	3.897	540,400		994,100	1,534,500
Total Parcel	3.897	540,400		994,100	1,534,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.14 | /Parcel: 538.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169 34 0

!279!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	496,300	0	3.897	966,100	1,462,400		Year End Roll	12/2/2024
2024	101	FV	490,700	0	3.897	942,600	1,433,300		Year end	11/9/2023
2023	101	FV	423,100	0	3.897	770,600	1,193,700	1,193,700	Year end	11/3/2022
2022	101	FV	354,400	0	3.897	715,400	1,069,800	1,069,800	Year End Roll	10/19/2021
2021	101	FV	332,800	0	3.897	670,600	1,003,400	1,003,400	Year End Roll	10/15/2020
2020	101	FV	327,100	0	3.897	694,600	1,021,700	1,021,700	Year End Roll	9/26/2019
2019	101	FV	324,300	0	3.897	677,000	1,001,300	1,001,300	Create Final va	6/4/2019
2018	101	FV	324,300	0	3.897	677,000	1,001,300	1,001,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:25:54

LAST REV

Date	Time
06/13/25	14:55:47
apro	

USER DEFINED

Prior Id # 1:	110 1 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.: 279

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON ROBER	56318-401		1/20/2011	FAMILY	100	No	No		
DONALDSON ELIZA	47695-472		6/26/2006	FAMILY	750,000	No	No		
DONALDSON JONAT	18539-568		9/14/1987	FAMILY	435,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2016	6604	WOOD STO	3,000	C				Install Jotul F-50
10/5/2016	6578	RENO-ADD	250,000	O				Amend permit 6461
6/20/2016	6461	RENO-ADD	350,000	C				Extend dwelling wi
1/22/2015	6003	WOOD STO		C				Install a Jotul C-
12/15/2009	4356	MANUAL	40,000	C	7/23/2010			install 36 solar e
8/4/2009	4240	SCREENPR	183,000	C	6/23/2010			construct front en

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
7/11/2008	MEAS/EXT INS	25	D ERSKINE
3/19/2001	M&L COMPLETE	613	
12/6/1995	ENTRY DENIED	607	
5/1/1991	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		0.76		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									26,600						26,600	
101	ONE FAM		1.3		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									9,100						9,100	Cons Restr

Total AC/HA:	3.89655	Total SF/SM:	169734	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	994,100	Spl Credit		Total:	994,100

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

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:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	Yes Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.96041560
Const Adj.:	1.01999998
Adj $ / SQ:	163.597
Other Features:	48000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675477
Depreciation:	135095
Depreciated Total:	540382

COMMENTS

PRC 06/26/2006 BK 47695 PG 460.

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		

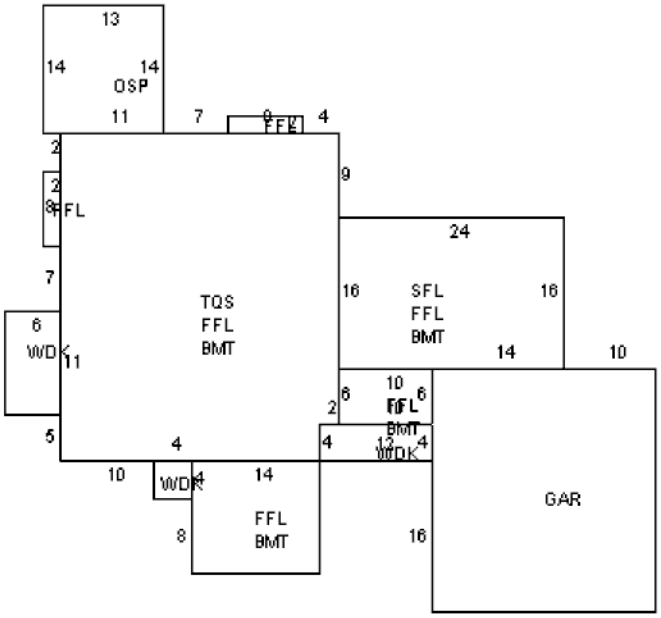
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,686	163.600	275,825
BMT	BASEMENT	1,654	40.900	67,647
TQS	3/4 STORY	782	163.600	127,851
GAR	GARAGE	624	38.520	24,036
SFL	2ND FLOOR	384	163.600	62,821
OSP	SCRN PORCH	182	24.070	4,382
WDK	WOOD DECK	130	26.980	3,507
Net Sketched Area:		5,442	Total:	566,069
Size Ad	2851.5	Gross Area	5702	FinArea 2852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

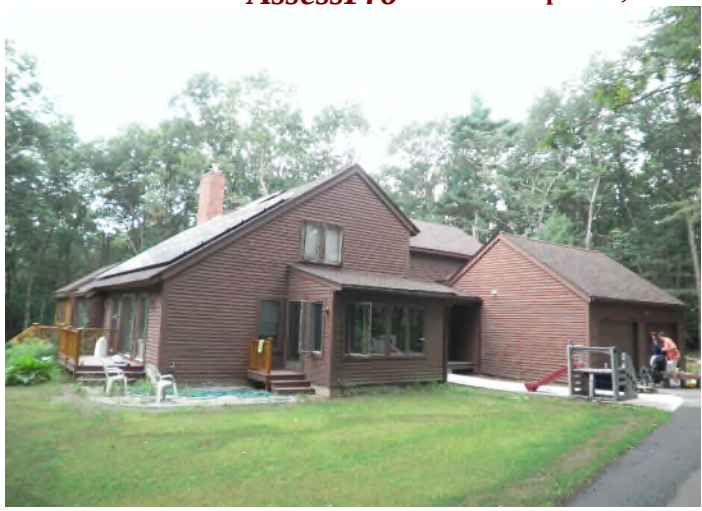
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 491000.0000
Juris. Factor:		Before Depr:	179.96
Special Features:	0	Val/Su Net:	99.30
Final Total:	540400	Val/Su SzAd	189.51

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169 34 0

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	