

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRAVES JULIE C
Owner 2:	
Owner 3:	
Street 1:	172 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OLSEN - MICHAEL P
Owner 2:	GRAVES - JULIE C
Street 1:	172 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 2113 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									3,255						3,300	

Total AC/HA:	1.92955	Total SF/SM:	84051	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	801,655	SpI Credit	Total:	801,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.930	522,000		801,700	1,323,700
Total Card 1.930 522,000 801,700 1,323,700					
Total Parcel 1.930 522,000 801,700 1,323,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 626.35		/Parcel: 626.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	394,500	0	1.93	778,500	1,173,000		Year End Roll	12/2/2024
2024	101	FV	400,800	0	1.93	762,800	1,163,600		Year end	11/9/2023
2023	101	FV	314,100	0	1.93	702,800	1,016,900	1,016,900	Year end	11/3/2022
2022	101	FV	275,000	0	1.93	635,600	910,600	910,600	Year End Roll	10/19/2021
2021	101	FV	253,800	0	1.93	562,800	816,600	816,600	Year End Roll	10/15/2020
2020	101	FV	232,500	0	1.93	562,800	795,300	795,300	Year End Roll	9/26/2019
2019	101	FV	217,600	0	1.93	545,200	762,800	762,800	Create Final va	6/4/2019
2018	101	FV	217,600	0	1.93	545,200	762,800	762,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSEN, MICHAEL P	1477-50		8/14/2015	FAMILY	100	No	No		
COOK CAROLINE R	1373-8		8/12/2009		690,000	No	No		
COOK JOHN G	1106-51		1/14/1993	FAMILY		No	No		

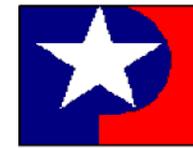
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2013	5506	RENOVATI	27,100	C	5/19/2014			remodel kit with n

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
5/19/2014	MEAS/EXT INS	25	D ERSKINE
7/1/2008	MEAS+INSPCTD	25	D ERSKINE
12/9/2000	M&L COMPLETE	613	
10/7/1995	MEAS+INSPCTD	606	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot Properties Inc.**

USER DEFINED

Prior Id # 1:	110 33 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:	

PRINT

Date	Time
09/26/25	14:28:32

LAST REV

Date	Time
02/05/25	13:45:17

apro	306
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