



PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		WESTON RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: BERRYFIELD FARM LLC		
Owner 2: C/O INVESTMENT PROPERTIES LTD		
Owner 3:		
Street 1: 825 BEACON STREET		
Street 2:		
Twn/City: NEWTON CENTRE		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02459	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	22.808	4,321,100	188,500	2,128,700	6,638,300
Total Card 22.808 4,321,100 188,500 2,128,700 6,638,300					
Total Parcel 22.808 4,321,100 188,500 2,128,700 6,638,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 853.80		/Parcel: 853.80	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/20/13
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PREVIOUS OWNER

Owner 1:	BERRY - GEORGE W
Owner 2:	BERRY - ROBERTA E
Street 1:	133 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Type:
Postal:	01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	4,105,400	180300	22.808	1,876,700	6,162,400		Year End Roll	12/2/2024
2024	101	FV	3,992,000	180300	22.808	1,757,200	5,929,500		Year end	11/9/2023
2023	101	FV	3,992,000	180300	22.808	1,713,200	5,885,500	5,885,500	Year end	11/3/2022
2022	101	FV	3,474,000	207900	22.808	1,648,400	5,330,300	5,330,300	Year End Roll	10/19/2021
2021	101	FV	3,371,800	207900	22.808	1,693,200	5,272,900	5,272,900	Year End Roll	10/15/2020
2020	101	FV	3,445,500	207900	22.808	1,693,200	5,346,600	5,346,600	Year End Roll	9/26/2019
2019	101	FV	3,776,600	207900	22.808	1,730,000	5,714,500	5,714,500	Create Final va	6/4/2019
2018	101	FV	3,776,600	207900	22.808	1,730,000	5,714,500	5,714,500	Year End Roll	9/28/2017

Parcel ID 170 2 0

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USER DEFINED

Prior Id # 1:	111 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 22.808 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1996, having primarily CLAPBOARD Exterior and 7775 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERRY, GEORGE W	78389-595		8/2/2021	MULTI-PARCEL	4,888,845	No	No		
QUARTON, FRANCE	24900-66		10/3/1994		875,000	Yes	No		
	8069-30		5/19/1954		6,000	No	No		

PAT ACCT.

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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2024	P-24-0060	MANUAL	50,000	C				
7/13/2023	R-23-0166	RENOVATI	3,320,000	O				Existing house wil
3/15/2023	MEC-23-000	MECHANIC	24,000	C				Add dual zone Mits
6/17/2016	6448	RENO-ADD	500,000	C	9/24/2019			Construct a screen
12/16/2015	6309	MANUAL	7,600	C	5/4/2017			Sheet metal work f
10/6/2015	6242	RENOVATI	1,000,000	C	5/4/2017			Remodel home theat
8/13/2015	6194	RENOVATI	25,000	C	5/4/2017			Demolish wallboard
3/5/2007	3620	MANUAL	50,000	C	6/5/2007			repair to damage d
8/8/2001	2313	MANUAL	100,000	C	6/1/2002			media room in base
12/19/1995	877-95	NEW HOME	1,600,000	C	3/10/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	QUESTIONNAIR	624	W Coelho
12/19/2018	PERMIT VISIT	622	K Cuoco
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS+INSPCTD	100	
6/21/2003	MEAS/EXT INS	615	
6/1/2002	MEAS/EXT INS	613	
12/9/2000	M&L COMPLETE	613	
3/10/1998	MEAS+INSPCTD	602	
7/17/1997	MEAS+INSPCTD	600	

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	15.86	1.00	R7									1,268,800						1,268,800	
101	ONE FAM		18.6412		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									838,854						838,900	
101	ONE FAM		2.33		ACRES	UNDEV	0.2	0	45,000.	0.20	R7									20,970						21,000	Wetland

Total AC/HA:	22.80775	Total SF/SM:	993506	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 7	Total:	2,128,624	SpI Credit	Total:	2,128,700
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