



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 135 | | WESTON RD, LINCOLN |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|-----------|
| 101 | 6.120 | 1,372,300 | 22,800 | 1,192,300 | 2,587,400 | |
| Total Card | | 6.120 | 1,372,300 | 22,800 | 1,192,300 | 2,587,400 |
| Total Parcel | | 6.120 | 1,372,300 | 22,800 | 1,192,300 | 2,587,400 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 510.79 | | /Parcel: 510.79 | | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

OWNERSHIP

| | |
|-----------|------------------------|
| Owner 1: | DREW TR JONATHAN G |
| Owner 2: | DREW TR RACHEL B |
| Owner 3: | J DREW & R DREW TRUSTS |
| Street 1: | 135 WESTON ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,297,200 | 21300 | 6.12 | 1,161,900 | 2,480,400 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,242,500 | 21300 | 6.12 | 1,120,500 | 2,384,300 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,233,700 | 21300 | 6.12 | 968,500 | 2,223,500 | 2,223,500 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 967,900 | 27400 | 6.12 | 896,500 | 1,891,800 | 1,891,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 934,800 | 27400 | 6.12 | 928,500 | 1,890,700 | 1,890,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 927,100 | 27400 | 6.12 | 928,500 | 1,883,000 | 1,883,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 561,300 | 33700 | 6.12 | 925,300 | 1,520,300 | 1,520,300 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 561,300 | 33700 | 6.12 | 925,300 | 1,520,300 | 1,520,300 | Year End Roll | 9/28/2017 |

Parcel ID 170 1 0

!322!

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | DREW - JONATHAN G |
| Owner 2: | DREW - RACHEL B |
| Street 1: | 135 WESTON ROAD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|------------|------|------------|------------|------------|----|-----|-------|--|
| DREW,JONATHAN G | 81193-585 | | 1/25/2023 | CONVENIENC | | 1 | No | No | |
| LINTOTT TR,JAME | 67029-218 | | 4/1/2016 | CHD>SALE | 1,975,000 | No | No | | |
| FRENCH JOHN B, | 49994-262 | | 8/24/2007 | OTHER | 2,250,000 | No | No | | Sold w/ possible add'l buildable parcel. |
| QUARTON GARDNER | 11610-0690 | | 12/19/1968 | | | No | No | | |

PAT ACCT.

blakeley 322

NARRATIVE DESCRIPTION

This parcel contains 6.12 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2017, having primarily STUCCO Exterior and 5066 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|-----------|-----|------------|----------|------------|--------------------|
| 7/17/2018 | 7133 | RENO-ADD | 150,000 | C | 9/24/2019 | | | Install screened p |
| 6/7/2018 | 7102 | DEMOLITI | 40,000 | C | | | | Demolish dwelling |
| 7/17/2017 | 6797 | SHEET MT | 131,000 | C | | | | Sheet metal work t |
| 12/15/2016 | 6651 | NEW HOME | 1,500,000 | C | 12/20/2018 | | | Single family home |
| 3/2/2001 | 2169 | MANUAL | 30,000 | C | 6/8/2001 | | | const det garage a |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 7/15/2019 | VISITED | 623 | M Larson |
| 2/6/2019 | PERMIT VISIT | 622 | K Cuoco |
| 5/30/2017 | PERMIT VISIT | 618 | G BOURGAULT |
| 5/16/2017 | MEAS+INSPCTD | 4 | JG |
| 7/1/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 6/8/2001 | MEAS+INSPCTD | 613 | |
| 12/9/2000 | M&L COMPLETE | 613 | |
| 10/6/1995 | MEAS+INSPCTD | 607 | |
| 6/1/1987 | INSPECTED | 601 | |

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 | 13.03 | 1.00 | R5 | | | | | | | | | 1,042,400 | | | | | | 1,042,400 | |
| 101 | ONE FAM | | 4.283 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 149,905 | | | | | | 149,900 | |

