

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DU TOIT GERARD
Owner 2:	DU TOIT BETH
Owner 3:	
Street 1:	155 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DU TOIT GERARD -
Owner 2:	-
Street 1:	155 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.965 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1843, having primarily CLAPBOARD Exterior and 3568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		2.128		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									74,480						74,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.965	915,800	200	1,116,900	2,032,900
Total Card 3.965 915,800 200 1,116,900 2,032,900					
Total Parcel 3.965 1,163,000 200 1,116,900 2,280,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 569.76		/Parcel: 600.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,114,900	200	3.965	1,086,500	2,201,600		Year End Roll	12/2/2024
2024	101	FV	1,074,900	200	3.965	1,055,800	2,130,900		Year end	11/9/2023
2023	101	FV	939,300	200	3.965	903,800	1,843,300	1,843,300	Year end	11/3/2022
2022	101	FV	819,900	200	3.965	831,800	1,651,900	1,651,900	Year End Roll	10/19/2021
2021	101	FV	872,700	200	3.965	863,800	1,736,700	1,736,700	Year End Roll	10/15/2020
2020	101	FV	915,000	200	3.965	863,800	1,779,000	1,779,000	Year End Roll	9/26/2019
2019	101	FV	908,900	200	3.965	860,600	1,769,700	1,769,700	Create Final va	6/4/2019
2018	101	FV	908,900	200	3.965	860,600	1,769,700	1,769,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DU TOIT GERARD,	58602-438		3/2/2012	FAMILY		1	No	No	
DU TOIT GERARD,	46037-277		9/6/2005	CONVENIENC		1	No	No	
DU TOIT GERARD,	46037-275		9/6/2005	CONVENIENC		1	No	No	
HARJES RICHARD	39979-164		7/16/2003		1,850,000	No	No		
RURAL LAND FOUN	30982-108		12/21/1999	INVOLV CHARI	1,555,000	No	No		
HUNSAKER JEROME	30982-94		12/14/1999	SUBSEQUENT S	2,000,000	No	No		
HUNSAKER JEROME	22471-490		10/6/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2022	R-22-0285	SOLAR PA	51,660	C				Install 38 roof mo
5/17/2022	R-22-0105	ROOF	17,000	C	8/23/2022			Replace roofing on
9/6/2016	6546	RENOVATI	120,000	C	9/28/2017			Alter greenhouse p
3/2/2016	6354	RENO-BAR	35,000	C				Remove & replace c
5/10/2011	4717	RENOVATI	250,000	C	6/20/2012			rebuild roof of on
3/4/2008	3891	FINISH	320,000	C	4/29/2009			interior of barn;p
11/7/2006	3559	ROOF		C				re-roof 2 barns, 1
4/10/2006	3391	RENOVATI	35,000	C	6/5/2007			Remodel 2 1st fl b
2/23/2006	3365	MANUAL	18,000	C				Replace rotted str
7/14/2004	2975	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2012	MEAS/EXT INS	25	D ERSKINE
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/5/2007	MEAS/EXT INS	100	
6/27/2006	MEAS+INSPCTD	50	
6/23/2004	MEAS/EXT INS	615	
12/9/2000	M&L COMPLETE	613	
6/1/1996	MEAS+INSPCTD	606	
12/6/1995	ENTRY DENIED	607	
4/15/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	111 5 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:	

