

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		STONY BROOK RD, LINCOLN

OWNERSHIP

Owner 1:	VAZNY RASTISLAV
Owner 2:	VAZNA JANA
Owner 3:	
Street 1:	41 STONY BROOK RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02193-1809 Type:

PREVIOUS OWNER

Owner 1:	CRAFTER - LOCHIEL C
Owner 2:	-
Street 1:	41 STONY BROOK RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193-1809

NARRATIVE DESCRIPTION

This parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2003, having primarily WOOD SHING Exterior and 9918 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.483		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									16,905						16,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.320	2,519,900	50,900	975,300	3,546,100
Total Card 2.320 2,519,900 50,900 975,300 3,546,100					
Total Parcel 2.320 2,519,900 50,900 975,300 3,546,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		357.53	/Parcel: 357.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,164,500	47600	2.32	947,300	3,159,400		Year End Roll	12/2/2024
2024	101	FV	2,009,600	47600	2.32	926,500	2,983,700		Year end	11/9/2023
2023	101	FV	2,009,600	47600	2.32	754,500	2,811,700	2,811,700	Year end	11/3/2022
2022	101	FV	1,761,100	63500	2.32	699,300	2,523,900	2,523,900	Year End Roll	10/19/2021
2021	101	FV	1,796,100	63500	2.32	654,500	2,514,100	2,514,100	Year End Roll	10/15/2020
2020	101	FV	1,837,500	63500	2.32	678,500	2,579,500	2,579,500	Year End Roll	9/26/2019
2019	101	FV	1,859,800	63500	2.32	660,900	2,584,200	2,584,200	Create Final va	6/4/2019
2018	101	FV	1,859,800	63500	2.32	660,900	2,584,200	2,584,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAFTER,LOCHIEL	83223-441		9/10/2024		3,750,000	No	No		
ROOT,SCOTT	71117-284		6/6/2018		2,250,000	No	No		
CLARK BRENT R,	55650-483		10/22/2010	OTHER	2,000,000	No	No		Parcel in Weston also.
DANOFF WILLIAM	33133-492		6/20/2001		1,100,000	No	No		
MCHALE, KEVIN	25499-56		7/19/1995		890,000	No	No		IN WESTON + LINCOLN
HOWARD LIBROT	16704-136		1/10/1986		1,250,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2018	7240	BATH	33,396	C	7/2/2019			Renovate existing
5/25/2004	2932	POOL	94,200	C	5/21/2005			install ing pool i
8/20/2002	2567	NEW HOME	780,000	C	5/29/2004			6/21 60%
8/6/2002	2557	DEMOLITI		C	6/21/2003			house

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	
5/29/2004	MEAS/EXT INS	615	
6/21/2003	MEAS+INSPCTD	615	
10/6/2001	M&L COMPLETE	615	
3/30/1996	MEAS/EXT INS	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	120 15 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 14:52:50

LAST REV

Date Time
10/30/24 09:55:42

blakeley
559

