	Total Card /	Total Parcel
APPRAISED:	1,378,500 /	1,378,500
USE VALUE:	1,378,500 /	1,378,500
ASSESSED:	1,378,500 /	1,378,500

PROPERTY LOCATION

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

OWNERSHIP
Unit #:

Owner 1:	OLSEN MICHAEL
Owner 2:	
Owner 3:	
Street 1:	192 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4517	Type:

PREVIOUS OWNER

Owner 1:	RIP - BOJAN
Owner 2:	RIP - TAMARA R
Street 1:	192 WESTON RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-4517	

NARRATIVE DESCRIPTION

This parcel contains 1.804 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1961, having primarily WOOD Exterior and 2786 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.804	425,200		953,300	1,378,500
Total Card	1.804	425,200		953,300	1,378,500
Total Parcel	1.804	425,200		953,300	1,378,500

Source: Market Adj Cost   Total Value per SQ unit /Card: 494.80   /Parcel: 494.80

PREVIOUS ASSESSMENT

Parcel ID 184 8 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	391,200	0	1.804	771,100	1,162,300		Year End Roll	12/2/2024
2024	101	FV	386,900	0	1.804	756,000	1,142,900		Year end	11/9/2023
2023	101	FV	336,000	0	1.804	696,300	1,032,300	1,032,300	Year end	11/3/2022
2022	101	FV	293,800	0	1.804	629,400	923,200	923,200	Year End Roll	10/19/2021
2021	101	FV	277,200	0	1.804	557,000	834,200	834,200	Year End Roll	10/15/2020
2020	101	FV	272,800	0	1.804	557,000	829,800	829,800	Year End Roll	9/26/2019
2019	101	FV	270,600	0	1.804	539,500	810,100	810,100	Create Final va	6/4/2019
2018	101	FV	270,600	0	1.804	539,500	810,100	810,100	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIP,BOJAN	79025-137		10/29/2021		1,200,000	No	No		
IRWIN TR,SANDRA	63296-22		2/21/2014	PARTIAL INTR	858,000	No	No		
IRWIN SANDRA TA	49605-238		6/13/2007	FAMILY	1	No	No		Julius Taylor Death Cert Bk50802 Pg109 put wi
IRWIN SANDRA TA	46175-112		9/29/2005	CONVENIENC	1	No	No		
TAYLOR JULIUS W	32162-70		12/15/2000	FAMILY	560,025	No	No		95%Sandra 5%Julius Lois
DONALD THOMPSON	16021-509		2/21/1985		387,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2023	R-23-0156	ROOF	70,500	C	6/26/2023			Strip & re-roof
10/17/2000	2109	ROOF		C	6/30/2001			

Legal Description

2486

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	08/20/13

Entered Lot Size	
Total Land:	
Land Unit Type:	

!576!

PRINT

Date	Time
09/26/25	14:54:26

LAST REV

Date	Time
06/26/25	17:35:00
	apro

USER DEFINED

Prior Id # 1:	121 12 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:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L EXTERIOR	613	
5/22/1996	MEAS+INSPCTD	606	
12/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78586.2		SQUARE FE	PRIME SITE		0	11.98	1.01	R4									953,316						953,300	

| Total AC/HA: | 1.80409 | Total SF/SM: | 78586 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 953,316 | Spl Credit | Total: | 953,300 |

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt: 1961	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	3 - HARDWOO 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field		Rating:
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field		Rating:
Kits:	1	AVERAGE
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	30.
Functional:		
Economic:		
Special:		
Override:		
Total:	30.5	

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	1.00817561
Const Adj.:	1.00999999
Adj $ / SQ:	170.049
Other Features:	49975
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611728
Depreciation:	186577
Depreciated Total:	425151

COMMENTS

HAS 2.39AC IN WESTON-POOL AND SHED LOCATED IN WESTON.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 3		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
	Totals		
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 673088.9546

Juris. Factor:		Before Depr:	187.05
Special Features:	0	Val/Su Net:	86.53
Final Total:	425200	Val/Su SzAd	182.96

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,324	170.050	395,194
BMT	BASEMENT	924	74.400	68,742
WDK	WOOD DECK	592	17.820	10,551
GAR	GARAGE	588	38.520	22,650
OFP	OPEN PORCH	336	16.050	5,393
OSP	SCRN PORCH	150	24.080	3,611

Net Sketched Area: 4,914	Total: 506,141
Size Ad 2324 Gross Area 4914	FinArea 2786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 184 8 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:	