Map	Lot	Sublot	Building	Unit	CARD
184	7	0			1 of 2

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,166,200	/	2,499,100
USE VALUE:	2,166,200	/	2,499,100
ASSESSED:	2,166,200	/	2,499,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CHRISTOPHER TR MARK M
Owner 2:	WESTON 191 REALTY TRUST
Owner 3:	
Street 1:	185 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FEINBERG - MICHAEL A
Owner 2:	FEINBERG - ENA
Street 1:	185 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.981 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2012, having primarily CLAPBOARD Exterior and 2725 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.981	1,156,700	46,100	963,400	2,166,200
Total Card	1.981	1,156,700	46,100	963,400	2,166,200
Total Parcel	1.981	1,489,600	46,100	963,400	2,499,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 794.86 | /Parcel: 566.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	06/17/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184 7 0

!584!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,386,300	43200	1.981	935,400	2,364,900		Year End Roll	12/2/2024
2024	101	FV	1,342,200	43200	1.981	916,300	2,301,700		Year end	11/9/2023
2023	101	FV	1,202,100	43200	1.981	744,300	1,989,600	1,989,600	Year end	11/3/2022
2022	101	FV	1,083,300	50500	1.981	689,100	1,822,900	1,822,900	Year End Roll	10/19/2021
2021	101	FV	1,041,800	50500	2.7	665,900	1,758,200	1,758,200	Year End Roll	10/15/2020
2020	101	FV	1,051,100	50500	2.7	689,900	1,791,500	1,791,500	Year End Roll	9/26/2019
2019	101	FV	1,067,300	50500	2.7	672,300	1,790,100	1,790,100	Create Final va	6/4/2019
2018	101	FV	1,067,300	50500	2.7	672,300	1,790,100	1,790,100	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	14:55:03

LAST REV	
Date	Time
01/13/22	14:15:52
blakeley	

USER DEFINED

Prior Id # 1:	121 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEINBERG,MICHAE	79261-581		12/1/2021	CONVENIENC	1	No	No		
ANTIA ROBERT B,	59084-389		5/14/2012	MULTI-PARCEL	1,181,592	No	No		PARCELS 121-14-0/121-2-0/111-5-13
ANTIA ROBERT B,	39980-581		7/17/2003	CONVENIENC	1	No	No		
PAYNE ROGER S	27387-107		6/13/1997	OTHER	900,000	No	No		DISTRESS/2ND TAKEN
ROGER PAYNE	16309-382		7/24/1985	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2014	5918	GARAGE	50,000	C	8/23/2015			New detached 2 car
9/25/2013	5564	MANUAL	50,000	C	5/19/2014			construct a tennis
3/15/2013	5343	RENOVATI	19,870	C				sheet metal work f
2/6/2013	5319	RENO-BAR	193,000	C	5/19/2014			reno barn for stor
12/26/2012	5287	NEW HOME	406,000	C	5/19/2014			
12/12/2012	5269	RENOVATI	300	C	12/20/2012			change use of an a
12/9/2008	4106	ROOF		C				strip and re-roof
10/31/2005	3307	RENOVATI	424,000	C	5/31/2007			reno int house dam
7/17/2005	3230	DEMOLITI		C	6/17/2006			burned material &
4/16/1999	1684	ROOF	1,500	C	7/1/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/19/2014	PERMIT VISIT	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	
6/17/2006	PERMIT VISIT	615	
1/13/2001	M&L COMPLETE	613	
10/11/1995	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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.144		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,040						5,000	

Total AC/HA:	1.98055	Total SF/SM:	86273	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	963,440	Spl Credit		Total:	963,400

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

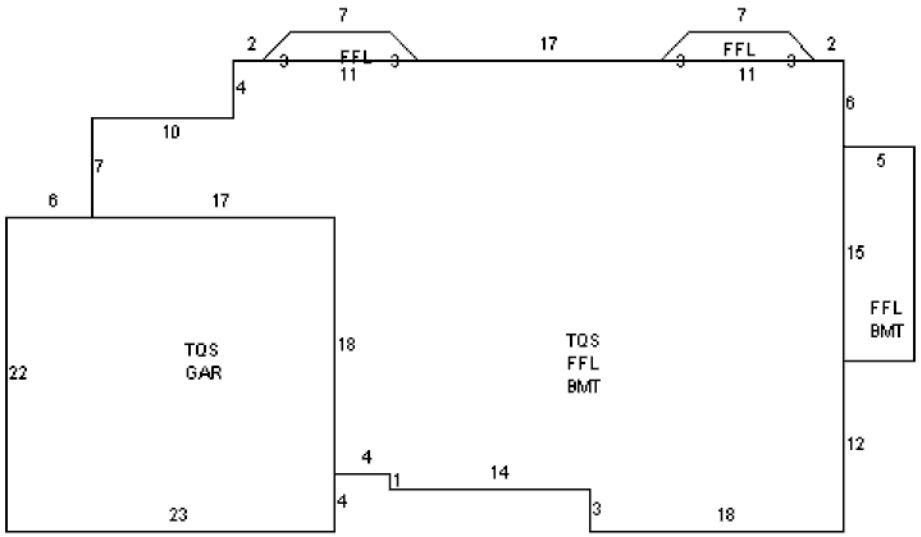
OTHER FEATURES

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

COMMENTS

ALBERT WASHBURN HSE. fire spring 2005 no permit as of 8/23/05.. 4/2012 See plan 2012-894 depicting boundary survey and revised acreage.. 3/2014 Combined 184 6 0 with this parcel per deed with represents conservation restricted acreage.. 7/2021 SEE PLAN 20.

SKETCH



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:	7	BRs:	4	Baths:	3	HB	1				

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
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:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	5.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		5 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.97016329
Const Adj.:	1.01999998
Adj $ / SQ:	165.258
Other Features:	83049
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1217531
Depreciation:	60877
Depreciated Total:	1156654

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	330.52
Special Features:	0	Val/Su Net:	252.39
Final Total:	1156700	Val/Su SzAd	424.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,388	165.260	229,378
BMT	BASEMENT	1,352	41.310	55,857
TQS	3/4 STORY	1,337	165.260	220,991
GAR	GARAGE	506	38.520	19,491

Net Sketched Area:	4,583		Total:	525,717	
Size Ad	2725.25	Gross Area	5029	FinArea	2725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 184 7 0

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
17	CABIN	D	Y	1	320	V	AV	1990	41.73	T	48	101			6,900			6,900
27	TENNIS C	D	Y	1	50x100	A	AV	2013	4.49	T	30	101			15,700			15,700
4	GARAGE/L	D	Y	1	26X26	G	GD	2015	37.45	T	7	101			23,500			23,500

More:	N	Total Yard Items:	46,100	Total Special Featues:	
Total:	46,100				

IMAGE

AssessPro Patriot Properties, Inc