

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED: 400/  
USE VALUE: 400/  
ASSESSED: 400/

400/  
400/  
400/

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NIP LAI-WO
Owner 2:	NIP JEANNETTE PO YEE CHING
Owner 3:	
Street 1:	21 LINCOLN ST
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193-1803

PREVIOUS OWNER

Owner 1:	TARNOFF PETER -
Owner 2:	DRISCOLL-TARNOFF DONNA -
Street 1:	21 LINCOLN ST
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193-1803

NARRATIVE DESCRIPTION

This Parcel contains .01 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		0.01		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									350						400	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.010			400	400
Total Card	0.010			400	400
Total Parcel	0.010			400	400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.01	100	100		Year End Roll	12/2/2024
2024	132	FV		0	.01	100	100		Year end	11/9/2023
2023	132	FV		0	.01	100	100	100	Year end	11/3/2022
2022	132	FV		0	.01	100	100	100	Year End Roll	10/19/2021
2021	132	FV		0	.01	100	100	100	Year End Roll	10/15/2020
2020	132	FV		0	.01	100	100	100	Year End Roll	9/26/2019
2019	132	FV		0	.01	100	100	100	Create Final va	6/4/2019
2018	132	FV		0	.01	100	100	100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARNOFF PETER,	55678-158		10/26/2010	OTHER	1,250,000	No	No		Most of the land is in Weston (2.19ac)
KENDRICK MARVIN	45666-219		7/21/2005	OTHER	1,427,500	No	No		MOST OF LAND IS IN WESTON (21 LINCOLN ST, WES
KENDRICK MARVIN	17393-443		9/12/1986	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	121 22 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:	

