



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUBROVSKY BENJAMIN D
Owner 2:	WAUGH ALICE C
Owner 3:	
Street 1:	178 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VERCOLLONE JULIA TR -
Owner 2:	VERCOLLONE REALTY TRUST -
Street 1:	178 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4517

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2007, having primarily CLAPBOARD Exterior and 3192 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bd rms.

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		40510.2		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,168						680,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	735,700		680,200	1,415,900
Total Card		0.930	735,700	680,200	1,415,900
Total Parcel		0.930	735,700	680,200	1,415,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 443.58		/Parcel: 443.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	694,200	0	.93	660,400	1,354,600		Year End Roll	12/2/2024
2024	101	FV	684,800	0	.93	647,500	1,332,300		Year end	11/9/2023
2023	101	FV	680,100	0	.93	596,300	1,276,400	1,276,400	Year end	11/3/2022
2022	101	FV	630,200	0	.93	539,100	1,169,300	1,169,300	Year End Roll	10/19/2021
2021	101	FV	570,900	0	.93	477,100	1,048,000	1,048,000	Year End Roll	10/15/2020
2020	101	FV	566,200	0	.93	477,100	1,043,300	1,043,300	Year End Roll	9/26/2019
2019	101	FV	526,500	0	.93	462,100	988,600	988,600	Create Final va	6/4/2019
2018	101	FV	526,500	0	.93	462,100	988,600	988,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERCOLLONE JULI	1318-111		4/21/2006	CHANGE IN US	635,000	No	No		
VERCOLLONE JULI	1231-62		9/28/2000	CONVENIENC	100	No	No		
	565-105		11/19/1955		21,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2024	MEC-24-002	MECHANIC	11,000	C				Replace gas furnac
6/12/2007	3705	MANUAL		C				install wood burni
12/22/2006	3594	NEW HOME	510,000	C	5/31/2007			construct new home
11/21/2006	3573	DEMOLITI		C				Demolish dwelling

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
8/20/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS+INSPCTD	100	
12/9/2000	M&L COMPLETE	613	
10/7/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

