

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MINEBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	DENORMANDIE TR ALICE W
Owner 2:	SHAH TR SURENDRA V
Owner 3:	ALICE DENORMANIE REVOC TRUST
Street 1:	PO BOX 220
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE TR - ALICE W
Owner 2:	SHAH TR - SURENDRA V
Street 1:	PO BOX 220
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1910, having primarily CLAPBOARD Exterior and 3573 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

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		0.02		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									140						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.857	574,700		958,500	1,533,200
Total Card		1.857	574,700	958,500	1,533,200
Total Parcel		1.857	574,700	958,500	1,533,200
Source:		Market Adj Cost		Total Value per SQ unit /Card: 429.12 /Parcel: 429.12	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	506,400	0	1.857	930,500	1,436,900		Year End Roll	12/2/2024
2024	101	FV	496,900	0	1.857	912,100	1,409,000		Year end	11/9/2023
2023	101	FV	493,700	0	1.857	740,100	1,233,800	1,233,800	Year end	11/3/2022
2022	101	FV	428,100	0	1.857	684,900	1,113,000	1,113,000	Year End Roll	10/19/2021
2021	101	FV	398,000	0	1.857	640,100	1,038,100	1,038,100	Year End Roll	10/15/2020
2020	101	FV	189,300	0	1.857	664,100	853,400	853,400	Year End Roll	9/26/2019
2019	101	FV	192,900	0	1.857	646,500	839,400	839,400	Create Final va	6/4/2019
2018	101	FV	192,900	0	1.857	646,500	839,400	839,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE TR,	83628-306		12/27/2024	CONVENIENC	99	No	No		
DENORMANDIE,ALI	83628-302		12/27/2024	CONVENIENC	99	No	No		
DENORMANDIE,ALI	83628-294		12/27/2024	CONVENIENC	99	No	No		
DENORMANDIE,ALI	83628-290		12/27/2024	CONVENIENC	99	No	No		
DENORMANDIE,ALI	74438-222		4/8/2020	CONVENIENC	1	No	No		
JAMES DENORMAND	13386-122		2/3/1978	FAMILY		No	No		

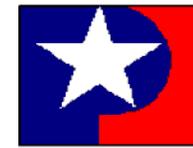
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2025	E-25-156	SOLAR PA	40,405	C				
12/17/2019	SH-19-0022	SHEET MT	20,000	C				Sheet metal work f
4/3/2019	R-19-0016	RENO-ADD	650,000	C	5/6/2021			Construct new addi
11/22/2011	4936	ROOF		C				strip & re-roof on
11/13/2006	3567	ROOF		C				strip & re-roof fr

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
12/16/2000	M&L COMPLETE	609	
2/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	52 4 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:	

