

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE TR ALICE W
Owner 2:	SHAH TR SURENDRA V
Owner 3:	ALICE DENORMANDIE REVOC TRUST
Street 1:	4 MINEBROOK ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE - ALICE W
Owner 2:	-
Street 1:	4 MINEBROOK ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.307 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
130	LAND		1.47		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									10,290						10,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	3.307			968,700	968,700
Total Card		3.307		968,700	968,700
Total Parcel		3.307		968,700	968,700
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	130	FV		0	3.307	940,700	940,700		Year End Roll	12/2/2024
2024	130	FV		0	3.307	920,800	920,800		Year end	11/9/2023
2023	130	FV		0	3.307	748,800	748,800	748,800	Year end	11/3/2022
2022	130	FV		0	3.307	693,600	693,600	693,600	Year End Roll	10/19/2021
2021	130	FV		0	3.307	648,800	648,800	648,800	Year End Roll	10/15/2020
2020	130	FV		0	3.307	672,800	672,800	672,800	Year End Roll	9/26/2019
2019	130	FV		0	3.307	655,200	655,200	655,200	Create Final va	6/4/2019
2018	130	FV		0	3.307	655,200	655,200	655,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE,ALI	83628-287		12/27/2024	CONVENIENC	99	No	No		
DENORMANDIE,ALI	75742-150		9/29/2020	CONVENIENC	100	No	No		
DENORMANDIE,ALI	75742-147		9/29/2020	CONVENIENC	100	No	No		
DENORMANDIE JAM	13386-122		2/3/1978	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:	52 4 2
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:	

!1453!

PRINT

Date	Time
09/26/25	16:27:18

LAST REV

Date	Time
01/13/25	15:04:51

blakeley 1453

