

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREESON JOSEPH B
Owner 2:	GREESON JENNIE L
Owner 3:	
Street 1:	14 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2110 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.807 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1981, having primarily CLAPBOARD Exterior and 2756 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 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		0.97		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,790						6,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.807	706,200		965,200	1,671,400
Total Card	2.807	706,200		965,200	1,671,400
Total Parcel	2.807	706,200		965,200	1,671,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 606.46		/Parcel: 606.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	662,400	0	2.807	937,200	1,599,600		Year End Roll	12/2/2024
2024	101	FV	658,600	0	2.807	917,800	1,576,400		Year end	11/9/2023
2023	101	FV	575,700	0	2.807	745,800	1,321,500	1,321,500	Year end	11/3/2022
2022	101	FV	487,300	0	2.807	690,600	1,177,900	1,177,900	Year End Roll	10/19/2021
2021	101	FV	442,000	0	2.807	645,800	1,087,800	1,087,800	Year End Roll	10/15/2020
2020	101	FV	395,600	0	2.807	669,800	1,065,400	1,065,400	Year End Roll	9/26/2019
2019	101	FV	376,600	0	2.807	652,200	1,028,800	1,028,800	Create Final va	6/4/2019
2018	101	FV	376,600	0	2.807	652,200	1,028,800	1,028,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOSEPH MAILLET	14597-528		4/30/1982		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2008	4022	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	617	D HASCHIG
12/16/2000	M&L COMPLETE	609	
2/16/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	52 4 4
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:	

!1455!

PRINT

Date	Time
09/26/25	16:27:36

LAST REV

Date	Time
08/06/25	19:31:19

apro	1455
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