

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBBER SHEILA
Owner 2:	WEBBER DAVID S
Owner 3:	
Street 1:	11 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ABELE BRADFORD L TR -
Owner 2:	ABELE ROSEMARY M TR -
Street 1:	11 MINEBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2104

NARRATIVE DESCRIPTION

This parcel contains 2.327 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1980, having primarily CLAPBOARD Exterior and 4104 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		0.49		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,430						3,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.327	719,200		961,800	1,681,000
Total Card		2.327	719,200	961,800	1,681,000
Total Parcel		2.327	719,200	961,800	1,681,000
Source:		Market Adj Cost		Total Value per SQ unit /Card: 409.60 /Parcel: 409.60	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	680,200	0	2.327	933,800	1,614,000		Year End Roll	12/2/2024
2024	101	FV	671,100	0	2.327	914,900	1,586,000		Year end	11/9/2023
2023	101	FV	666,500	0	2.327	742,900	1,409,400	1,409,400	Year end	11/3/2022
2022	101	FV	592,000	0	2.327	687,700	1,279,700	1,279,700	Year End Roll	10/19/2021
2021	101	FV	536,900	0	2.327	642,900	1,179,800	1,179,800	Year End Roll	10/15/2020
2020	101	FV	532,500	0	2.327	666,900	1,199,400	1,199,400	Year End Roll	9/26/2019
2019	101	FV	495,600	0	2.327	649,300	1,144,900	1,144,900	Create Final va	6/4/2019
2018	101	FV	495,600	0	2.327	649,300	1,144,900	1,144,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABELE BRADFORD	49629-92		6/18/2007		1,070,000	No	No		
ABELE BRADFORD	43406-303		7/30/2004	CONVENIENC	99	No	No		
ABELE ROSEMARY	35205-406		4/3/2002	CONVENIENC	100	No	No		
BRADFORD + ROSE	23733-606		10/5/1993	FAMILY		No	No		
JOSEPH MAILLET	14213-183		2/10/1981		275,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2023	R-23-0283	ROOF	16,738	C				Replace 20 s.f. of
10/16/2015	6255	MANUAL	7,500	C	11/16/2015			Install sliding fr
5/3/2013	5396	MANUAL	2,000	C				sheet metal work t
1/9/2013	5292	RENOVATI	75,000	C	8/21/2013			reno existing play
8/16/2011	4825	RENOVATI	74,892	C	12/20/2011			new kit;master bat
4/10/2006	3389	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	617	D HASCHIG
12/16/2000	M&L COMPLETE	609	
2/24/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	5248
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:	

