

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLS JOANNA
Owner 2:	KALUZIONIACKI ANDREW
Owner 3:	
Street 1:	15 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2104 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN ROBERT A -
Owner 2:	LINCOLN MARY S -
Street 1:	15 MINEBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2104

NARRATIVE DESCRIPTION

This parcel contains 13.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1970, having primarily CLAPBOARD Exterior and 5655 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 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		5.393		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									188,755						188,800	
101	ONE FAM		5.87		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									41,090						41,100	Wetland

Total AC/HA:	13.09955	Total SF/SM:	570616	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,188,245	SpI Credit	Total:	1,188,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13.100	1,277,300	8,500	1,188,300	2,474,100
Total Card 13.100 1,277,300 8,500 1,188,300 2,474,100					
Total Parcel 13.100 1,277,300 8,500 1,188,300 2,474,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		437.47	/Parcel: 437.47

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,172,000	7900	13.1	1,160,300	2,340,200		Year End Roll	12/2/2024
2024	101	FV	1,158,700	7900	13.1	1,109,000	2,275,600		Year end	11/9/2023
2023	101	FV	998,400	7900	13.1	937,000	1,943,300	1,943,300	Year end	11/3/2022
2022	101	FV	841,000	13200	13.1	881,800	1,736,000	1,736,000	Year End Roll	10/19/2021
2021	101	FV	774,800	13200	13.1	837,000	1,625,000	1,625,000	Year End Roll	10/15/2020
2020	101	FV	761,500	13200	13.1	861,000	1,635,700	1,635,700	Year End Roll	9/26/2019
2019	101	FV	721,900	13200	13.1	843,400	1,578,500	1,578,500	Create Final va	6/4/2019
2018	101	FV	721,900	13200	13.1	843,400	1,578,500	1,578,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN	47134-206		3/17/2006		1,810,000	No	No		
WILBOR ANNE E,	30542-119		8/12/1999		1,200,000	No	No		
	10961-352		10/19/1965			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2024	E-24-252			C				
2/21/2002	2434	ADDITION	100,000	C	5/10/2003			second story add o

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS/EXT INS	622	K Cuoco
10/9/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS+INSPCTD	615	
6/29/2002	MEAS+INSPCTD	613	
12/16/2000	M&L COMPLETE	609	
2/16/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	52.5 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:	

Legal Description	User Acct
996	0
	GIS Ref
	GIS Ref
	Insp Date
	07/30/18

Parcel ID 144 26 0 !1460!

Date	Time
09/26/25	16:28:14
Date	Time
07/09/25	13:30:12
apro	
1460	

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LINCOLN	47134-206		3/17/2006		1,810,000	No	No		
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