



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BROWNING LN, LINCOLN

OWNERSHIP

Owner 1:	BERTON DEENA A
Owner 2:	ODIO STEPHEN A
Owner 3:	
Street 1:	25 SPRUCE HILL ROAD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	FRENCH TR - JOHN B
Owner 2:	FRENCH TR - DEBORAH C
Street 1:	PO BOX 6303
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.401 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2025, having primarily CLAPBOARD Exterior and 8708 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.9345		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									32,708						32,700	
101	ONE FAM		1.63		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									11,410						11,400	Wetland

Total AC/HA:	4.40105	Total SF/SM:	191710	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,086,518	SpI Credit	Total:	1,086,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.401	1,839,900	4,100	1,086,500	2,930,500
Total Card	4.401	1,839,900	4,100	1,086,500	2,930,500
Total Parcel	4.401	2,015,500	4,100	1,086,500	3,106,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		336.53	/Parcel: 308.36

Legal Description	User Acct
	0
	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	533,400	3800	4.401	1,056,100	1,593,300		Year End Roll	12/2/2024
2024	101	FV	530,400	3800	4.401	1,029,800	1,564,000		Year end	11/9/2023
2023	101	FV	465,200	3800	4.401	877,800	1,346,800	1,346,800	Year end	11/3/2022
2022	101	FV	405,000	3600	4.401	805,800	1,214,400	1,214,400	Year End Roll	10/19/2021
2021	101	FV	400,300	3600	4.401	837,800	1,241,700	1,241,700	Year End Roll	10/15/2020
2020	101	FV	359,600	3600	4.401	837,800	1,201,000	1,201,000	Year End Roll	9/26/2019
2019	101	FV	347,400	3600	4.401	834,600	1,185,600	1,185,600	Create Final va	6/4/2019
2018	101	FV	347,400	3600	4.401	834,600	1,185,600	1,185,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENCH TR,JOHN	80106-538		5/10/2022	PVT SALE	1,788,000	No	No		
French,John B	60845-280		12/28/2012	FAMILY		1	No	No	
AMES JAMES B,	49617-524		6/15/2007		1,325,000	No	No		
BUTTS LOUISE	15719-8		8/3/1984		340,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2024	R-24-0196	NEW HOME	3,590,000	O				Construct new home

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2025		7	SB
4/16/2025	EXTRIOR ONLY	6	JN
5/16/2017	INFO AT DOOR	4	JG
5/29/2008	MEAS+INSPCTD	100	
6/16/2007	MEAS/EXT INS	616	D MANZELLO
11/14/2000	M&L COMPLETE	609	
5/17/1996	MEAS+INSPCTD	606	
1/24/1996	MEAS/EXT INS	607	
1/1/1985	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

