



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BROOKS RD, LINCOLN

OWNERSHIP

Owner 1:	DURANTE STEVEN J
Owner 2:	GREIFF ANDREA L
Owner 3:	
Street 1:	7 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	ATKINS JOHN J -
Owner 2:	ATKINS JAMIE N -
Street 1:	7 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		43559.8		SQUARE FE	PRIME SITE		0	6.78	1.348	R3			LOCATIO	-15					398,039						398,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	292,400	36,100	1.000	398,000	726,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 211.81						/Parcel: 211.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	292,400	36100	1.	398,000	726,500	726,500	Year End Roll	9/28/2017
2017	101	FV	284,400	36100	1.	375,700	696,200	696,200	Year End Roll	9/29/2016
2016	101	FV	279,100	36100	1.	364,600	679,800	679,800	Year End Roll	1/14/2016
2015	101	FV	279,000	26800	1.	337,600	643,400	643,400	Year End	10/2/2014
2014	101	FV	255,700	23900	1.	320,100	599,700	599,700	Year End Roll	1/23/2014
2013	101	FV	250,500	23900	.97	343,400	617,800	617,800	Year End Roll	10/25/2012
2012	101	FV	255,700	23900	.97	357,100	636,700	636,700	Year End	1/26/2012
2011	101	FV	292,200	23900	.97	278,100	594,200	594,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ATKINS JOHN J,	36009-354		7/30/2002		675000	No	No			
MARGARET J. SIM	18386-249		7/17/1987		230000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/29/2016	6636	ROOF	20,625	C	10/20/2017			Strip & re-roof dw
4/4/2014	5703	GARAGE	55,000	C	8/4/2014			Construction of ne
4/4/2014	5702	DEMOLITI	5,000	C	6/5/2015			Demolish garage
4/23/2007	3663	RENOVATI	44,900	C	6/19/2007			remodel kit close
4/15/2004	2882	SHED		C	6/12/2004			replace rotted she
5/18/1998	1422	RENO-ADD	50,000	C	6/2/1998			
11/1/1993	381	ADDITION	80,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
11/5/2013	ABATE-INSPEC	618	G BOURGAULT
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2007	MEAS/EXT INS	100	B MORGAN
6/12/2004	MEAS/EXT INS	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
3/24/1999	MEAS+INSPCTD	602	D TUCKER
6/2/1998	MEAS/EXT INS	602	D TUCKER
12/11/1995	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

