

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PRESHMAN MICHAEL
Owner 2:	TSAUR YULIYA
Owner 3:	
Street 1:	6 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1312 Type:

PREVIOUS OWNER

Owner 1:	ZORNIG - JOHN G
Owner 2:	STOTERAU - SUZANNE
Street 1:	6 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1312

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1968, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 3 HalfBaths, 0 3/4 Baths, 16 Rooms, and 4 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	2	ABV ST
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		69696		SQUARE FE	PRIME SITE		0	4.54	0.772	R1			LOCATIO	-30					244,416						244,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	484,400	35,200	1.600	244,400	764,000	346	0
							GIS Ref
							GIS Ref
Total Card	484,400	35,200	1.600	244,400	764,000	Entered Lot Size	
Total Parcel	484,400	35,200	1.600	244,400	764,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		158.32	/Parcel:	158.32	Insp Date
						Land Unit Type:	10/26/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	484,400	35200	1.6	244,400	764,000	764,000	Year End Roll	9/28/2017
2017	101	FV	462,600	35200	1.6	344,600	842,400	842,400	Year End Roll	9/29/2016
2016	101	FV	453,800	35200	1.6	334,300	823,300	823,300	Year End Roll	1/14/2016
2015	101	FV	436,400	35200	1.6	309,600	781,200	781,200	Year End	10/2/2014
2014	101	FV	432,000	35200	1.6	316,900	784,100	784,100	Year End Roll	1/23/2014
2013	101	FV	423,300	35200	1.6	384,500	843,000	843,000	Year End Roll	10/25/2012
2012	101	FV	427,000	35200	1.86	320,700	782,900	782,900	Year End	1/26/2012
2011	101	FV	394,500	35200	1.86	358,500	788,200	788,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZORNIG,JOHN G	70485-386		1/8/2018		750000	No	No			
BACHRACH ALAN J	31903-398		10/6/2000		649000	No	No			DEATH CERT BK63218 PG217
MCGRATH MARY F	13651-175		3/2/1979		109000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/27/2016	6410	ROOF	41,445	C				Install solar pane
8/20/2008	4026	MANUAL	500	C				50' guyed antenna
4/23/1993	217	BARN	19,000	C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2017	VISITED	618	G BOURGAULT
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	D VELUTTI
8/16/1994	MEAS+INSPCTD	185	CHRIS KEEFE
12/7/1993	PERMIT VISIT	600	PA
12/15/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

