



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KLEIN MAX M
Owner 2:	OAKLANDER ANNE LOUISE
Owner 3:	
Street 1:	14 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BELLE GENE -
Owner 2:	-
Street 1:	14 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Influ	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.01338		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									401						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	703,600	7,200	1.850	542,800	1,253,600	3006	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 268.21						/Parcel: 268.21	
						Insp Date	05/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	703,600	7200	1.85	542,800	1,253,600	1,253,600	Year End Roll	9/28/2017
2017	101	FV	691,900	7200	1.85	512,400	1,211,500	1,211,500	Year End Roll	9/29/2016
2016	101	FV	672,600	7200	1.85	497,200	1,177,000	1,177,000	Year End Roll	1/14/2016
2015	101	FV	655,400	7200	1.85	460,400	1,123,000	1,123,000	Year End	10/2/2014
2014	101	FV	609,400	7200	1.85	412,400	1,029,000	1,029,000	Year End Roll	1/23/2014
2013	101	FV	598,000	7200	1.85	400,400	1,005,600	1,005,600	Year End Roll	10/25/2012
2012	101	FV	627,200	7200	1.85	440,400	1,074,800	1,074,800	Year End	1/26/2012
2011	101	FV	660,800	7200	1.85	447,600	1,115,600	1,115,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELLE GENE,	30647-339		9/10/1999	CHD>SALE	400000	No	No			
CARLETON W. OWE	10873-429		7/19/1965		30000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/27/2011	4869	RENOVATI	7,000	C				replace rotten cas
4/18/2002	2475	RENO-ADD	218,000	C	7/6/2002			reno main hse, add
12/27/1999	1344	MANUAL	1,800	C	3/6/2000			bathroom (plumbing)

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	D VELUTTI
7/6/2002	MEAS/EXT INS	613	M COLE
3/6/2000	MEAS+INSPCTD	600	PA
11/22/1996	ABATE-INSPEC	600	PA
5/6/1996	MEAS+INSPCTD	606	J SMITH
12/11/1995	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

