

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE ALICE W
Owner 2:	
Owner 3:	
Street 1:	PO BOX 220
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		
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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									120						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	192,900		1.857	646,500	839,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 453.98						/Parcel: 453.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	192,900	0	1.857	646,500	839,400	839,400	Year End Roll	9/28/2017
2017	101	FV	184,000	0	1.857	640,100	824,100	824,100	Year End Roll	9/29/2016
2016	101	FV	180,400	0	1.857	621,700	802,100	802,100	Year End Roll	1/14/2016
2015	101	FV	173,300	0	1.857	575,300	748,600	748,600	Year End	10/2/2014
2014	101	FV	171,600	0	1.857	536,100	707,700	707,700	Year End Roll	1/23/2014
2013	101	FV	168,000	0	1.857	520,100	688,100	688,100	Year End Roll	10/25/2012
2012	101	FV	168,000	0	1.86	466,400	634,400	634,400	Year End	1/26/2012
2011	101	FV	173,300	0	1.86	482,100	655,400	655,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JAMES DENORMAND	13386-122		2/3/1978	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/22/2011	4936	ROOF		C				strip & re-roof on
11/13/2006	3567	ROOF		C				strip & re-roof fr

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
12/16/2000	M&L COMPLETE	609	T MULHERN
2/16/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 1.85655	Total SF/SM: 80871.32	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 646,520	Spl Credit	Total: 646,500
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