



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREESON JOSEPH B
Owner 2:	GREESON JENNIE L
Owner 3:	
Street 1:	14 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2110 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.807 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.97		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,820						5,800	Wetland

Total AC/HA:	2.80655	Total SF/SM:	122253.32	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	652,220	SpI Credit		Total:	652,200
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	376,600		2.807	652,200	1,028,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 373.29						/Parcel: 373.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	376,600	0	2.807	652,200	1,028,800	1,028,800	Year End Roll	9/28/2017
2017	101	FV	369,700	0	2.807	645,800	1,015,500	1,015,500	Year End Roll	9/29/2016
2016	101	FV	364,300	0	2.807	627,400	991,700	991,700	Year End Roll	1/14/2016
2015	101	FV	350,500	0	2.807	581,000	931,500	931,500	Year End	10/2/2014
2014	101	FV	377,800	0	2.807	541,800	919,600	919,600	Year End Roll	1/23/2014
2013	101	FV	369,400	0	2.807	525,800	895,200	895,200	Year End Roll	10/25/2012
2012	101	FV	369,400	0	2.81	533,800	903,200	903,200	Year End	1/26/2012
2011	101	FV	377,800	0	2.81	551,700	929,500	929,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOSEPH MAILLET	14597-528		4/30/1982		320000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/19/2008	4022	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	617	D HASCHIG
12/16/2000	M&L COMPLETE	609	T MULHERN
2/16/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	52 4 4
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	18:16:29

LAST REV

Date	Time
03/18/14	15:48:37

brennanp
1455

