



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBBER SHEILA
Owner 2:	WEBBER DAVID S
Owner 3:	
Street 1:	11 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ABELE BRADFORD L TR -
Owner 2:	ABELE ROSEMARY M TR -
Street 1:	11 MINEBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2104

NARRATIVE DESCRIPTION

This Parcel contains 2.327 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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 Infru	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		0.49		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,940						2,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	495,600		2.327	649,300	1,144,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 278.97						/Parcel: 278.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	495,600	0	2.327	649,300	1,144,900	1,144,900	Year End Roll	9/28/2017
2017	101	FV	482,900	0	2.327	642,900	1,125,800	1,125,800	Year End Roll	9/29/2016
2016	101	FV	467,500	0	2.327	624,500	1,092,000	1,092,000	Year End Roll	1/14/2016
2015	101	FV	463,300	0	2.327	578,100	1,041,400	1,041,400	Year End	10/2/2014
2014	101	FV	430,500	0	2.327	538,900	969,400	969,400	Year End Roll	1/23/2014
2013	101	FV	406,100	0	2.327	522,900	929,000	929,000	Year End Roll	10/25/2012
2012	101	FV	396,600	0	2.33	496,400	893,000	893,000	Year End	1/26/2012
2011	101	FV	404,500	0	2.33	513,100	917,600	917,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ABELE BRADFORD	49629-92		6/18/2007		1070000	No	No			
ABELE BRADFORD	43406-303		7/30/2004	CONVENIENC	99	No	No			
ABELE ROSEMARY	35205-406		4/3/2002	CONVENIENC	100	No	No			
BRADFORD + ROSE	23733-606		10/5/1993	FAMILY	0	No	No			
JOSEPH MAILLET	14213-183		2/10/1981		275000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2015	6255	MANUAL	7,500	C	11/16/2015			Install sliding fr
5/3/2013	5396	MANUAL	2,000	C				sheet metal work t
1/9/2013	5292	RENOVATI	75,000	C	8/21/2013			reno existing play
8/16/2011	4825	RENOVATI	74,892	C	12/20/2011			new kit;master bat
4/10/2006	3389	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	617	D HASCHIG
12/16/2000	M&L COMPLETE	609	T MULHERN
2/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

