



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FARGO TR SUSAN C
Owner 2:	FARGO JR TR FOSTER M
Owner 3:	FARGO MINEBROOK REALTY TRUST
Street 1:	7 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2104 Type:

PREVIOUS OWNER

Owner 1:	FARGO - SUSAN C
Owner 2:	FARGO JR - FOSTER M
Street 1:	7 MINEBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2104

NARRATIVE DESCRIPTION

This Parcel contains 3.437 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1985, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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 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		1.6		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									9,600						9,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	344,800	13,300	3.437	656,000	1,014,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 320.39						/Parcel: 320.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	344,800	13300	3.437	656,000	1,014,100	1,014,100	Year End Roll	9/28/2017
2017	101	FV	338,500	13300	3.437	649,600	1,001,400	1,001,400	Year End Roll	9/29/2016
2016	101	FV	335,300	13300	3.437	631,200	979,800	979,800	Year End Roll	1/14/2016
2015	101	FV	400,100	13300	3.437	584,800	998,200	998,200	Year End	10/2/2014
2014	101	FV	369,200	13300	3.437	545,600	928,100	928,100	Year End Roll	1/23/2014
2013	101	FV	361,500	13300	3.437	529,600	904,400	904,400	Year End Roll	10/25/2012
2012	101	FV	361,500	13300	3.44	492,400	867,200	867,200	Year End	1/26/2012
2011	101	FV	369,200	13300	3.44	508,700	891,200	891,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARGO,SUSAN C	69181-515		4/25/2017	FAMILY		99	No	No		
FARGO, SUSAN C.	25933-153		12/29/1995	FAMILY		0	No	No		
FOSTER M. FARGO	21906-95		4/2/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/19/2001	2175	RENO-ADD	86,384	C	5/25/2001			5/25 0%

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2014	MEAS+INSPCTD	618	G BOURGAULT
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
3/23/2002	MEAS/EXT INS	615	D VELUTTI
5/25/2001	MEAS/EXT INS	613	M COLE
12/16/2000	M&L COMPLETE	609	T MULHERN
2/24/1996	ENTRY DENIED	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

