



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLS JOANNA
Owner 2:	KALUZNIACKI ANDREW
Owner 3:	
Street 1:	15 MINEBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2104 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN ROBERT A -
Owner 2:	LINCOLN MARY S -
Street 1:	15 MINEBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2104

NARRATIVE DESCRIPTION

This Parcel contains 13.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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 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		5.393		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									161,790						161,800	
101	ONE FAM		5.87		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									35,220						35,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	721,900	13,200	13.100	843,400	1,578,500		0				
							GIS Ref				
							GIS Ref				
Total Card					721,900	13,200	13.100	843,400	1,578,500	Entered Lot Size	
Total Parcel					721,900	13,200	13.100	843,400	1,578,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			279.11	/Parcel:	279.11	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	721,900	13200	13.1	843,400	1,578,500	1,578,500	Year End Roll	9/28/2017
2017	101	FV	709,200	13200	13.1	837,000	1,559,400	1,559,400	Year End Roll	9/29/2016
2016	101	FV	689,100	13200	13.1	818,600	1,520,900	1,520,900	Year End Roll	1/14/2016
2015	101	FV	670,400	13200	13.1	772,200	1,455,800	1,455,800	Year End	10/2/2014
2014	101	FV	620,800	13200	13.1	733,000	1,367,000	1,367,000	Year End Roll	1/23/2014
2013	101	FV	608,300	13200	13.1	717,000	1,338,500	1,338,500	Year End Roll	10/25/2012
2012	101	FV	642,700	13200	13.6	880,000	1,535,900	1,535,900	Year End	1/26/2012
2011	101	FV	677,900	13200	13.6	926,400	1,617,500	1,617,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN	47134-206		3/17/2006		1810000	No	No			
WILBOR ANNE E,	30542-119		8/12/1999		1200000	No	No			
	10961-352		10/19/1965		0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
2/21/2002	2434	ADDITION	100,000	C	6/29/2002			second story add o

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS+INSPCTD	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
12/16/2000	M&L COMPLETE	609	T MULHERN
2/16/1996	MEAS+INSPCTD	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	13.09955	Total SF/SM:	570616.44	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	843,410	SpI Credit	Total:	843,400
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