



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		RED RAIL FARM, LINCOLN

**OWNERSHIP**

Owner 1:	BROBECK KATHERINE KNOX
Owner 2:	
Owner 3:	
Street 1:	26 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BROBECK WILLIAM M -
Owner 2:	C/O KATHERINE BROBECK -
Street 1:	26 RED RAIL FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.63 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		71003		SQUARE FE	PRIME SITE		0	8.08	1.089	R4									624,591						624,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	138,700		1.630	624,600	763,300	2741	0			
							GIS Ref			
							GIS Ref			
Total Card					138,700	1.630	624,600	763,300	Entered Lot Size	
Total Parcel					138,700	1.630	624,600	763,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		541.73	/Parcel:	541.73	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	138,700	0	1.63	624,600	763,300	763,300	Year End Roll	9/28/2017
2017	101	FV	130,900	0	1.63	618,400	749,300	749,300	Year End Roll	9/29/2016
2016	101	FV	129,500	0	1.63	600,600	730,100	730,100	Year End Roll	1/14/2016
2015	101	FV	126,900	0	1.63	555,800	682,700	682,700	Year End	10/2/2014
2014	101	FV	121,700	0	1.63	517,900	639,600	639,600	Year End Roll	1/23/2014
2013	101	FV	119,100	0	1.63	502,500	621,600	621,600	Year End Roll	10/25/2012
2012	101	FV	119,100	0	1.63	453,600	572,700	572,700	Year End	1/26/2012
2011	101	FV	121,300	0	1.63	468,900	590,200	590,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROBECK WILLIAM	31280-462		4/4/2000	FAMILY		0	No	No		PROBATE DOC #98P5328F.E.
KATHERINE BROBE	20293-265		12/28/1989	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/24/2006	3444	ROOF		C				
12/13/1993	408	RENOVATI	25,000	C	12/29/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	D VELUTTI
4/20/1996	MEAS/EXT INS	606	J SMITH
12/13/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

