

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!78!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HUNTLEY LN, LINCOLN

OWNERSHIP

Owner 1:	BRODNEY TR LAWRENCE G
Owner 2:	BRODNEY TR MYRA Z
Owner 3:	BRODNEY LIVING TRUST
Street 1:	10 HUNTLEY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRODNEY LAWRENCE -
Owner 2:	BRODNEY MYRA Z -
Street 1:	12 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2005, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48772		SQUARE FE	PRIME SITE		0	8.3	1.448	R4									586,242						586,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	610,900		1.120	586,200	1,197,100
Total Card		610,900	1.120	586,200	1,197,100
Total Parcel		610,900	1.120	586,200	1,197,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		396.00	/Parcel: 396.00

Legal Description
User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
12/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	579,300	0	1.12	570,700	1,150,000	1,150,000	Create Final value 2019	6/4/2019
2018	101	FV	579,300	0	1.12	570,700	1,150,000	1,150,000	Year End Roll	9/28/2017
2017	101	FV	569,400	0	1.12	565,100	1,134,500	1,134,500	Year End Roll	9/29/2016
2016	101	FV	553,400	0	1.12	548,800	1,102,200	1,102,200	Year End Roll	1/14/2016
2015	101	FV	539,000	0	1.12	507,800	1,046,800	1,046,800	Year End	10/2/2014
2014	101	FV	500,300	0	1.12	473,200	973,500	973,500	Year End Roll	1/23/2014
2013	101	FV	490,700	0	1.12	459,100	949,800	949,800	Year End Roll	10/25/2012
2012	101	FV	490,700	0	1.12	505,000	995,700	995,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRODNEY LAWRENC	45390-154		6/15/2005	CONVENIENC		1	No	No		
NAIMAN ALARIC,	44833-363		3/18/2005	CHANGE IN US	700000	No	No			
RAY KENNETH J	23427-276		7/15/1993		242500	No	No		\$2000 FURN/TOOLS/SUP	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/26/2015	6035	FINISH B	40,057	O				Finish part of bas
12/11/2014	5973	MANUAL	100	C				Install a handrail
6/10/2008	3964	TEMPORAR		C				two 12x18 sign on
10/17/2006	3545	ROOF		C				strip & re-roof
6/28/2005	3217	NEW HOME	600,000	C				
7/3/2003	2727	SIGN		C				
5/2/2000	1946	DEMOLITI		C	6/12/2008			6/28/00 0% 4/13/0
3/7/1997	1143-97	ROOF		C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	
4/13/2002	MEAS/EXT INS	613	
6/28/2000	MEAS/EXT INS	611	
5/27/1997	MEAS/EXT INS	602	
5/30/1996	MEAS+INSPCTD	606	
4/18/1996	MEAS/EXT INS	606	
7/11/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

