



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		NORTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	STOWE TR ROSALIND BROOKS
Owner 2:	
Owner 3:	BROOKS LINCOLN REALTY TRUST
Street 1:	35 NORTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GLOBAL COUNTRY OF WORLD PEACE -
Owner 2:	-
Street 1:	1900 CAPITAL BLVD
Twn/City:	MAHARISHI VEDIC CITY
St/Prov:	IA Cntry
Postal:	52556

NARRATIVE DESCRIPTION

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily STONE VENR Exterior and ASPHALT Roof Cover, with 1 Units, 4 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:						
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		60548		SQUARE FE	PRIME SITE		0	7.	1.225	R3									519,151						519,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,065,500		1.390	519,200	1,584,700
Total Card		1,065,500	1.390	519,200	1,584,700
Total Parcel		1,065,500	1.390	519,200	1,584,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 370.26		/Parcel: 370.26	

Legal Description
7/30/07 Removed buildings from this record and placed on parcel 12 11 1.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
05/22/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,109,600	0	1.39	502,800	1,612,400	1,612,400	Create Final value 2019	6/4/2019
2018	101	FV	1,109,600	0	1.39	502,800	1,612,400	1,612,400	Year End Roll	9/28/2017
2017	101	FV	965,600	0	1.39	474,700	1,440,300	1,440,300	Year End Roll	9/29/2016
2016	101	FV	924,400	0	1.39	460,600	1,385,000	1,385,000	Year End Roll	1/14/2016
2015	101	FV	889,000	0	1.39	426,400	1,315,400	1,315,400	Year End	10/2/2014
2014	101	FV	869,600	0	1.39	381,900	1,251,500	1,251,500	Year End Roll	1/23/2014
2013	101	FV	852,100	0	1.39	370,800	1,222,900	1,222,900	Year End Roll	10/25/2012
2012	101	FV	852,100	0	1.32	478,100	1,330,200	1,330,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLOBAL COUNTRY	51608-325		8/25/2008	MULTI-PARCEL	400000	No	No			SALE INCLUDES 1/2 INTEREST IN PARCE
SHEA TIMOTHY M,	47082-226		3/8/2006	MULTI-PARCEL	955000	No	No			Sale included 12 11 0 & 12 11 1
SHEA, TIMOTHY/D	25150-300		1/30/1995	CONVENIENC	0	No	No			
EST. GERTRUDE K	20316-532		1/10/1990		169500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2013	5585	RENOVATI	12,943	C	8/14/2014			reno bmt for music
11/19/2010	4612	SCREENPR	15,000	C	3/22/2011			construct 24x7 3 s
1/23/2009	4119	NEW HOME	650,000	C	7/28/2010			construct single f

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
7/14/2011	MEAS+INSPCTD	25	D ERSKINE
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/24/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

