



Patriot Properties Inc.

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	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		71003		SQUARE FE	PRIME SITE		0	8.3	1.089	R4									641,598						641,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	138,700		1.630	641,600	780,300	2741
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 553.80						/Parcel: 553.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	138,700	0	1.63	624,600	763,300	763,300	Create Final value 2019	6/4/2019
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

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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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	
4/20/1996	MEAS/EXT INS	606	
12/13/1993	PERMIT VISIT	600	

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

USER DEFINED

Prior Id # 1:	57 2 5
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	19:05:25

LAST REV

Date	Time
07/30/12	10:59:23

brennanp
1550

