



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
41		BROOKS RD, LINCOLN

**OWNERSHIP**

Owner 1:	BETHONEY JESSICA
Owner 2:	
Owner 3:	
Street 1:	41 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1309 Type:

**PREVIOUS OWNER**

Owner 1:	MERETZKY STEVEN E -
Owner 2:	ROCK ELIZABETH H -
Street 1:	41 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1309

**NARRATIVE DESCRIPTION**

This Parcel contains 2.46 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									18,690						18,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	805,800	1,500	2.460	578,700	1,386,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 382.14						/Parcel: 382.14	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	723,500	1500	2.46	578,700	1,303,700	1,303,700	Year End Roll	9/26/2019
2019	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Create Final value 2019	6/4/2019
2018	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Year End Roll	9/28/2017
2017	101	FV	680,000	1500	2.46	530,700	1,212,200	1,212,200	Year End Roll	9/29/2016
2016	101	FV	672,100	1500	2.46	515,500	1,189,100	1,189,100	Year End Roll	1/14/2016
2015	101	FV	647,500	1500	2.46	478,700	1,127,700	1,127,700	Year End	10/2/2014
2014	101	FV	641,400	1500	2.46	430,700	1,073,600	1,073,600	Year End Roll	1/23/2014
2013	101	FV	629,100	1500	2.46	418,700	1,049,300	1,049,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MERETZKY STEVEN	53782-79		11/3/2009		825000	No	No			
JOSEPH ROGERS	21386-461		8/29/1991		385000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/23/2010	4614	SHED	3,000	C	7/13/2011			install 10x12 gard
7/22/2010	4529	NEW HOME	750,000	C	7/13/2011			single family home
6/15/2010	4482	DEMOLITI		C				demo bldg into fou
6/20/2006	3464	RENOVATI	102,547	C	5/10/2007			Remodel kit & inte
8/30/2004	3020	WDK	16,000	C	4/30/2005			remove old and bui

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/16/2012	MEAS+INSPCTD	25	D ERSKINE
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	
5/16/2007	MEAS+INSPCTD	100	
4/30/2005	MEAS+INSPCTD	615	
1/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

