



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTHY DONALD I
Owner 2:	MCCARTHY NANINE
Owner 3:	LAKE BOONE ICE CO
Street 1:	34 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	494,900	26,200	1.000	483,500	1,004,600		0
							GIS Ref
							GIS Ref
Total Card	494,900	26,200	1.000	483,500	1,004,600	Entered Lot Size	
Total Parcel	494,900	26,200	1.000	483,500	1,004,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 306.37		/Parcel: 306.37			Land Unit Type:	Insp Date
							04/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,500	26200	1.	483,500	1,000,200	1,000,200	Year End Roll	9/26/2019
2019	101	FV	453,800	26200	1.	468,300	948,300	948,300	Create Final value 2019	6/4/2019
2018	101	FV	453,800	26200	1.	468,300	948,300	948,300	Year End Roll	9/28/2017
2017	101	FV	440,700	26200	1.	442,000	908,900	908,900	Year End Roll	9/29/2016
2016	101	FV	425,700	26200	1.	428,900	880,800	880,800	Year End Roll	1/14/2016
2015	101	FV	421,400	26200	1.	397,100	844,700	844,700	Year End	10/2/2014
2014	101	FV	391,300	26200	1.	355,700	773,200	773,200	Year End Roll	1/23/2014
2013	101	FV	382,700	26200	1.	345,300	754,200	754,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24474-214		4/21/1994	OTHER	100000	Yes	No			NOT LISTED, NO BROKR
COMM. OF MASS.	24317-392		3/1/1994	SUBSEQUENT S	215000	Yes	No			8 LOTS SOLD
	12794-623		12/31/1940		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2006	3386	RENOVATI	20,000	C	6/29/2006			porch-4 season por
1/10/1997	1115-97	GARAGE	25,000	C	4/3/1999			3/17/98 75%
10/26/1994	604-94	NEW HOME	200,000	C	3/17/1998			95% 3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
6/12/2008	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
4/3/1999	MEAS/EXT INS	602	
3/17/1998	MEAS+INSPCTD	602	
6/25/1997	MEAS/EXT INS	602	
9/18/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

