

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DRUMMOND DARYL
Owner 2:	DRUMMOND JACKIE
Owner 3:	
Street 1:	1 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	DIXON RUSSELL J TR -
Owner 2:	DIXON FAMILY TRUST -
Street 1:	1 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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		41817		SQUARE FE	PRIME SITE		0	6.25	1.639	R2									428,407						428,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	210,100	1,500	0.960	428,400	640,000		0
							GIS Ref
							GIS Ref
Total Card	210,100	1,500	0.960	428,400	640,000	Entered Lot Size	
Total Parcel	210,100	1,500	0.960	428,400	640,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		267.84	/Parcel:	267.84	Insp Date
						Land Unit Type:	07/28/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,000	1500	.96	326,400	514,900	514,900	Year End Roll	9/26/2019
2019	101	FV	181,700	1500	.96	294,600	477,800	477,800	Create Final value 2019	6/4/2019
2018	101	FV	181,700	1500	.96	294,600	477,800	477,800	Year End Roll	9/28/2017
2017	101	FV	178,100	1500	.96	286,000	465,600	465,600	Year End Roll	9/29/2016
2016	101	FV	178,100	1500	.96	286,000	465,600	465,600	Year End Roll	1/14/2016
2015	101	FV	171,000	1500	.96	242,300	414,800	414,800	Year End	10/2/2014
2014	101	FV	169,300	1500	.96	248,400	419,200	419,200	Year End Roll	1/23/2014
2013	101	FV	165,700	1500	.96	301,600	468,800	468,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIXON RUSSELL J	54784-329		6/4/2010		485000	No	No			DEATH CERT.BK54784PG326
DIXON RUSSELL J	27523-050		7/30/1997	CONVENIENC		1	No	No		
	8711-92		4/1/1956		16500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2019	R-19-0187	SOLAR PA	36,728	C				Install 32 roof mo
9/3/2019	R-19-0132	MANUAL	5,000	C				Insulation and air
7/22/2010	4530	WINDOWS	9,279	C				install 18 replace
9/8/2009	4256	RENOVATI	10,000	C	7/28/2010			instal support bea
10/18/2001	2368	ROOF		C				dormer
10/3/1997	1284	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS/EXT INS	622	K Cuoco
7/28/2010	MEAS/EXT INS	25	D ERSKINE
7/15/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

