



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BROOKS HL, LINCOLN

OWNERSHIP

Owner 1:	WINDROCK TRUST CO LLC TR
Owner 2:	OAK RIDGE REALTY TRUST IX
Owner 3:	
Street 1:	C/O TIMOTHY ANGLE 121 WARREN AVE
Street 2:	
Twn/City:	PLYMOUTH
St/Prov:	MA Cntry Own Occ: Y
Postal:	02360 Type:

PREVIOUS OWNER

Owner 1:	BREWSTER TR - MICHAEL F
Owner 2:	-
Street 1:	152 UTICA STREET #5
Twn/City:	QUINCY
St/Prov:	MA Cntry
Postal:	02169

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infl	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	8.	1.000	R4									640,000						640,000	
132	UNDEV		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	343,700		1.837	640,000	983,700	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.810	10,900	10,900	
Total Card	343,700		3.647	650,900	994,600	Entered Lot Size
Total Parcel	343,700		3.647	650,900	994,600	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	330.21	/Parcel:	330.21	Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,700	0	3.647	674,900	1,015,600	1,015,600	Year End Roll	9/26/2019
2019	101	FV	322,900	0	3.647	657,300	980,200	980,200	Create Final value 2019	6/4/2019
2018	101	FV	322,900	0	3.647	657,300	980,200	980,200	Year End Roll	9/28/2017
2017	101	FV	314,000	0	3.647	650,900	964,900	964,900	Year End Roll	9/29/2016
2016	101	FV	308,100	0	3.647	632,500	940,600	940,600	Year End Roll	1/14/2016
2015	101	FV	305,200	0	3.647	586,100	891,300	891,300	Year End	10/2/2014
2014	101	FV	284,400	0	3.647	546,900	831,300	831,300	Year End Roll	1/23/2014
2013	101	FV	278,500	0	3.647	530,900	809,400	809,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BREWSTER TR,MIC	68782-319		1/19/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68768-37		1/17/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68758-137		1/13/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68750-470		1/12/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68744-122		1/11/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68736-552		1/10/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68670-539		1/9/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68710-241		1/4/2017	FAMILY		10	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/12/1996	MEAS/EXT INS	606	

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

