

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MEADOWBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	HENKEN H DAVID
Owner 2:	MILLS MELISSA D
Owner 3:	
Street 1:	20 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOE CHARLES F JR -
Owner 2:	-
Street 1:	20 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5.372 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1997, having primarily WOOD SHING Exterior and 5351 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.115		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									39,025						39,000	
101	ONE FAM		2.42		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									16,940						16,900	Wetland

Total AC/HA:	5.37155	Total SF/SM:	233985	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,098,365	SpI Credit	Total:	1,098,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.372	1,550,100		1,098,300	2,648,400
Total Card		5.372	1,550,100	1,098,300	2,648,400
Total Parcel		5.372	1,550,100	1,098,300	2,648,400
Source:		Market Adj Cost		Total Value per SQ unit /Card:	494.90
				/Parcel:	494.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,423,900	0	5.372	1,067,900	2,491,800		Year End Roll	12/2/2024
2024	101	FV	1,367,700	0	5.372	1,040,000	2,407,700		Year end	11/9/2023
2023	101	FV	1,179,500	0	5.372	888,000	2,067,500	2,067,500	Year end	11/3/2022
2022	101	FV	1,000,100	0	5.372	816,000	1,816,100	1,816,100	Year End Roll	10/19/2021
2021	101	FV	948,700	0	5.372	848,000	1,796,700	1,796,700	Year End Roll	10/15/2020
2020	101	FV	932,500	0	5.372	848,000	1,780,500	1,780,500	Year End Roll	9/26/2019
2019	101	FV	950,800	0	5.372	844,800	1,795,600	1,795,600	Create Final va	6/4/2019
2018	101	FV	950,800	0	5.372	844,800	1,795,600	1,795,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOE CHARLES F J	30141-398		5/5/1999		1,280,000	No	No		
PETERSON, MARY	26555-327		8/2/1996	CHANGE IN US	560,000	Yes	No		
PETERSON F WALL	11867-296		7/19/1970	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2021	MEC-21-000	MANUAL	5,000	C	4/27/2021			Replace 3 hydro ai
8/13/1996	1026-96	NEW HOME	230,000	C	7/16/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
2062	0
	GIS Ref
	GIS Ref
	Insp Date
	05/16/17
	!104!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	102 3 0
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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:09:54

LAST REV

Date	Time
06/13/25	13:39:04

apro	104
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