

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DURANTE STEVEN J
Owner 2:	GREIFF ANDREA L
Owner 3:	
Street 1:	7 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	ATKINS JOHN J -
Owner 2:	ATKINS JAMIE N -
Street 1:	7 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1940, having primarily CLAPBOARD Exterior and 3430 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		43559.8		SQUARE FE	PRIME SITE		0	9.98	1.59	R3									689,298						689,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	404,600	35,700	689,300	1,129,600
Total Card 1.000 404,600 35,700 689,300 1,129,600					
Total Parcel 1.000 404,600 35,700 689,300 1,129,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 329.33		/Parcel: 329.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	382,900	33400	1.	669,300	1,085,600		Year End Roll	12/2/2024
2024	101	FV	377,500	33400	1.	656,100	1,067,000		Year end	11/9/2023
2023	101	FV	374,900	33400	1.	604,300	1,012,600	1,012,600	Year end	11/3/2022
2022	101	FV	326,600	36100	1.	546,300	909,000	909,000	Year End Roll	10/19/2021
2021	101	FV	311,200	36100	1.	483,500	830,800	830,800	Year End Roll	10/15/2020
2020	101	FV	308,500	36100	1.	411,000	755,600	755,600	Year End Roll	9/26/2019
2019	101	FV	292,400	36100	1.	398,000	726,500	726,500	Create Final va	6/4/2019
2018	101	FV	292,400	36100	1.	398,000	726,500	726,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATKINS JOHN J,	36009-354		7/30/2002		675,000	No	No		
MARGARET J. SIM	18386-249		7/17/1987		230,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2016	6636	ROOF	20,625	C	10/20/2017			Strip & re-roof dw
4/4/2014	5703	GARAGE	55,000	C	6/5/2015			Construction of ne
4/4/2014	5702	DEMOLITI	5,000	C	6/5/2015			Demolish garage
4/23/2007	3663	RENOVATI	44,900	C	6/19/2007			remodel kit close
4/15/2004	2882	SHED		C	6/12/2004			replace rotted she
5/18/1998	1422	RENO-ADD	50,000	C	3/24/1999			
11/1/1993	381	ADDITION	80,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
11/5/2013	ABATE-INSPEC	618	G BOURGAULT
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2007	MEAS/EXT INS	100	
6/12/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
3/24/1999	MEAS+INSPCTD	602	
6/2/1998	MEAS/EXT INS	602	
12/11/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15 11 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 15:14:50

LAST REV

Date Time
06/08/20 11:47:03

apro
777

ASR Map:
Fact Dist:
Reval Dist:

Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

