

Map

Lot

Sublot

Building

Unit

CARD

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 COLONIAL Building built about 1983, having primarily WOOD Exterior and 3012 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		1.81		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									12,670						12,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.810			12,700	12,700
101	1.837	446,300		958,400	1,404,700
Total Card	3.647	446,300		971,100	1,417,400
Total Parcel	3.647	446,300		971,100	1,417,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		470.58	/Parcel: 470.58

Legal Description
Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
Entered Lot Size
Total Land:
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
2025	101	FV	421,900	0	3.647	943,100	1,365,000		Year End Roll	12/2/2024
2024	101	FV	415,100	0	3.647	922,900	1,338,000		Year end	11/9/2023
2023	101	FV	412,100	0	3.647	750,900	1,163,000	1,163,000	Year end	11/3/2022
2022	101	FV	360,800	0	3.647	695,700	1,056,500	1,056,500	Year End Roll	10/19/2021
2021	101	FV	343,700	0	3.647	650,900	994,600	994,600	Year End Roll	10/15/2020
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 va	6/4/2019
2018	101	FV	322,900	0	3.647	657,300	980,200	980,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2020	R-20-0241	WOOD STO	5,500	C				Install a Valor G3

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 17 6
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:	

