

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOCHMANN CAROL C
Owner 2:	RITZ JOHN J
Owner 3:	
Street 1:	9 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1982, having primarily BRICK Exterior and 4499 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

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	603,100	400	958,400	1,561,900
Total Card		3.647	603,100	400	971,100
Total Parcel		3.647	603,100	400	971,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 349.97		/Parcel: 349.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	568,600	0	3.647	943,100	1,511,700		Year End Roll	12/2/2024
2024	101	FV	554,200	0	3.647	922,900	1,477,100		Year end	11/9/2023
2023	101	FV	507,300	0	3.647	750,900	1,258,200	1,258,200	Year end	11/3/2022
2022	101	FV	419,900	0	3.647	695,700	1,115,600	1,115,600	Year End Roll	10/19/2021
2021	101	FV	391,500	0	3.647	650,900	1,042,400	1,042,400	Year End Roll	10/15/2020
2020	101	FV	387,900	0	3.647	674,900	1,062,800	1,062,800	Year End Roll	9/26/2019
2019	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Create Final va	6/4/2019
2018	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAGHAVAN, LAKSH	25478-159		7/11/1995		460,000	No	No		PRIVATESALE,NOTLISTD
LEVINE, LEWIS J	17360-477		9/3/1986		520,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/1997	1236	SHED	500	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
9/8/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/17/1998	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 17 7
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:	

