



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VERMA SANJEEV
Owner 2:	VERMA GIRIJA C
Owner 3:	
Street 1:	39 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PETTY JOHN B -
Owner 2:	DERBYSHIRE MARY E -
Street 1:	39 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	842,700		1.860	560,700	1,403,400		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 263.10						/Parcel: 263.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	835,900	0	1.86	560,700	1,396,600	1,396,600	Year End Roll	9/26/2019
2019	101	FV	760,500	0	1.86	543,100	1,303,600	1,303,600	Create Final value 2019	6/4/2019
2018	101	FV	760,500	0	1.86	543,100	1,303,600	1,303,600	Year End Roll	9/28/2017
2017	101	FV	741,100	0	1.86	512,700	1,253,800	1,253,800	Year End Roll	9/29/2016
2016	101	FV	713,900	0	1.86	497,500	1,211,400	1,211,400	Year End Roll	1/14/2016
2015	101	FV	707,500	0	1.86	460,700	1,168,200	1,168,200	Year End	10/2/2014
2014	101	FV	639,100	0	1.86	412,700	1,051,800	1,051,800	Year End Roll	1/23/2014
2013	101	FV	626,400	0	1.86	400,700	1,027,100	1,027,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PETTY JOHN B,	44177-488		11/29/2004		1245000	No	No			
LUND JUDITH A T	31512-297		6/15/2000		904000	No	No			
MACKENZIE ALEXA	29764-363		1/19/1999	CONVENIENC	99	Yes	No			
CORMACK ALLAN M	29764-360		12/8/1998	CHANGE IN US	300000	Yes	No			
CORMACK, BARBAR	27141-561		3/19/1997	CONVENIENC	1	Yes	No			
CORMACK ALLAN M	18813-266		1/12/1988	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/29/2013	5388	RENOVATI	19,800	C	5/20/2014			remodel bath
9/28/2007	3778	FINISH B	65,000	C	6/12/2008			bth & playroom;CoC
6/3/1999	1726	NEW HOME	335,440	C	6/25/2000			6/25/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2008	MEAS+INSPCTD	100	
5/18/2005	MEAS+INSPCTD	600	

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

