



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TAM KIMO Y F
Owner 2:	TAM ARADHANA NARULA
Owner 3:	
Street 1:	11 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	STARRETT MARK K -
Owner 2:	-
Street 1:	11 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.6 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, 3 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	A	SEPTIC
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		69695		SQUARE FE	PRIME SITE		0	7.	1.104	R3									538,360						538,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	761,000		1.600	538,400	1,299,400	3544	0			
							GIS Ref			
							GIS Ref			
Total Card					761,000	1.600	538,400	1,299,400	Entered Lot Size	
Total Parcel					761,000	1.600	538,400	1,299,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		224.63	/Parcel:	224.63	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	754,400	0	1.6	457,600	1,212,000	1,212,000	Year End Roll	9/26/2019
2019	101	FV	683,700	0	1.6	443,200	1,126,900	1,126,900	Create Final value 2019	6/4/2019
2018	101	FV	683,700	0	1.6	443,200	1,126,900	1,126,900	Year End Roll	9/28/2017
2017	101	FV	664,900	0	1.6	418,400	1,083,300	1,083,300	Year End Roll	9/29/2016
2016	101	FV	639,500	0	1.6	406,000	1,045,500	1,045,500	Year End Roll	1/14/2016
2015	101	FV	633,400	0	1.6	375,900	1,009,300	1,009,300	Year End	10/2/2014
2014	101	FV	590,300	0	1.6	356,500	946,800	946,800	Year End Roll	1/23/2014
2013	101	FV	578,000	0	1.6	384,500	962,500	962,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STARRETT MARK K	31751-262		8/25/2000		979000	No	No			
LEHAR SOPHIE M,	30569-171		8/19/1999	CHD>SALE	342000	No	No			
NEWCOMB JOHN R,	27806-222		10/27/1997		310000	No	No			INCL 15 9 0
BRAY, THOMAS P.	27248-514		4/29/1997	OTHER	260000	No	No			WITH 15-9-0
BEATRICE MORRIS	22549-154		10/28/1992		160000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/30/2012	5110	MANUAL	28,275	C	9/5/2012			install 29 flush m
5/14/2007	3680	FINISH B	69,083	C	6/19/2007			fin bmt;c.o.c. 12-
11/3/1999	1840	NEW HOME	360,000	C	6/26/2000			6/26/00 75%
11/1/1999	1836	DEMOLITI		C	6/26/2000			6/26/00 100%
7/8/1999	1741	NEW HOME	8,000	C	6/26/2000			6/26/00 100%
10/30/1992	169	W/S FLUE		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/5/2013	ABATE-INSPEC	618	G BOURGAULT
12/11/2007	MEAS+INSPECTD	100	
6/19/2007	MEAS/EXT INS	100	
6/28/2001	MEAS/EXT INS	613	
6/26/2000	MEAS+INSPECTD	611	
12/4/1995	MEAS/EXT INS	607	
6/27/1994	FIELDREV CHG	600	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.59998	Total SF/SM:	69695.13	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	538,360	SpI Credit		Total:	538,400
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