



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: ELDER DOUGLAS H
 Owner 2: ELDER LISA E
 Owner 3:
 Street 1: 38 BROOKS RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	496,800	5,200	0.960	464,700	966,700	
Total Card 496,800 5,200 0.960 464,700 966,700						Entered Lot Size
Total Parcel 496,800 5,200 0.960 464,700 966,700						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 235.45		/Parcel: 235.45		Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/14/18

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	496,800	1300	.96	464,700	962,800	962,800	Year End Roll	9/28/2017
2017	101	FV	484,200	1300	.96	438,700	924,200	924,200	Year End Roll	9/29/2016
2016	101	FV	475,700	1300	.96	425,700	902,700	902,700	Year End Roll	1/14/2016
2015	101	FV	471,500	1300	.96	394,100	866,900	866,900	Year End	10/2/2014
2014	101	FV	442,000	1300	.96	353,000	796,300	796,300	Year End Roll	1/23/2014
2013	101	FV	433,500	1300	.96	342,700	777,500	777,500	Year End Roll	10/25/2012
2012	101	FV	442,000	1300	1.38	407,200	850,500	850,500	Year End	1/26/2012
2011	101	FV	558,500	1300	1.38	299,800	859,600	859,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24630-101		6/20/1994		175000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215000	Yes	No			8 LOTS SOLD
	12337-552		12/31/1940		0	No	No			LOTS A + B

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/13/2012	5069	RENOVATI	4,000	C				reno existing bath
9/23/2002	2588	MANUAL	30,000	C	6/17/2003			mud room entry & b
1/22/2002	2424	MANUAL	5,000	C	7/6/2002			frame walls around
9/22/2000	2090	SHED		C	6/28/2001			
3/22/2000	1899	MANUAL	18,500	C	6/28/2001			dormers on garage
9/24/1999	1806	MANUAL	20,000	C	5/29/2000			porch & entrancewa
5/25/1994	463-94	NEW HOME	199,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	D VELUTTI
7/6/2002	MEAS/EXT INS	613	M COLE
6/28/2001	MEAS/EXT INS	613	M COLE
5/29/2000	MEAS+INSPCTD	611	P MULHERN
12/5/1995	MEAS/EXT INS	607	D KEARLY
8/29/1995	PERMIT VISIT	606	J SMITH

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		41818		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,738						464,700	

Total AC/HA: 0.96001	Total SF/SM: 41818.04	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 464,738	Spl Credit	Total: 464,700
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