



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FLANNERY TR STACEY M
Owner 2:	
Owner 3:	42 BROOKS ROAD REALTY TRUST
Street 1:	42 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1313 Type:

**PREVIOUS OWNER**

Owner 1:	FLANNERY STACEY M -
Owner 2:	-
Street 1:	42 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1313

**NARRATIVE DESCRIPTION**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	296,800		1.840	542,500	839,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 230.89						/Parcel: 210.10	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	410,300	0	1.84	542,500	952,800	952,800	Year End Roll	9/28/2017
2017	101	FV	398,700	0	1.84	512,100	910,800	910,800	Year End Roll	9/29/2016
2016	101	FV	392,300	0	1.84	496,900	889,200	889,200	Year End Roll	1/14/2016
2015	101	FV	387,300	0	1.84	460,100	847,400	847,400	Year End	10/2/2014
2014	101	FV	370,400	0	1.84	412,100	782,500	782,500	Year End Roll	1/23/2014
2013	101	FV	365,000	0	1.84	400,100	765,100	765,100	Year End Roll	10/25/2012
2012	101	FV	370,400	0	1.84	440,100	810,500	810,500	Year End	1/26/2012
2011	101	FV	378,200	0	1.84	447,300	825,500	825,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLANNERY STACEY	44450-343		1/10/2005	CONVENIENC		1	No	No		
FLANNERY CONSTA	43104-583		6/22/2004	FAMILY	218648	No	No			
FLANNERY, RALPH	11361-725		7/1/1967	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2018	7040	MANUAL	8,200	O				Framing for an exi
7/3/2012	5086	WINDOWS	2,818	C				install 2 wind & 1
2/16/2010	4383	MANUAL	2,230	C				install 4 replacem
3/4/1999	1653	APARTMEN	30,000	C	6/23/1999			5/29/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/29/2000	MEAS+INSPCTD	611	P MULHERN
6/23/1999	MEAS+INSPCTD	602	D TUCKER
12/5/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	6 - CERAMIC T 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items: <input type="text"/>	Total Special Features: <input type="text"/>	Total: <input type="text"/>
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.8%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.95270270
Const Adj.:	1.02509999
Adj \$ / SQ:	85.942
Other Features:	58000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	428919
Depreciation:	132107
Depreciated Total:	296812

**COMMENTS**

SEC14 ACC APT.
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**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RM:	11	BR:	5	Bath:	2	HB:	1					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	475913.5483
Juris. Factor:		Val/Su Fin:	81.65		
Special Features:	0	Val/Su Net:	59.85		
Final Total:	296800	Val/Su SzAd:	100.27		

**PARCEL ID** 109 11 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,610	85.940	138,367	
BMT	BASEMENT	1,350	37.600	50,760	
SFL	2ND FLOOR	1,350	85.940	116,022	
GAR	GARAGE	480	36.000	17,280	
OFP	OPEN PORCH	120	15.000	1,800	
STG	STORAGE	49	15.000	735	
Net Sketched Area:		4,959	Total:	324,964	
Size Ad	2960	Gross Area	4959	FinArea	3635

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

**IMAGE****AssessPro** Patriot Properties, Inc