



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LARSEN ERIK
Owner 2:	CHUN JEANNIE
Owner 3:	
Street 1:	20 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COLLINS - JOHN B
Owner 2:	COLLINS - SYLVA H
Street 1:	5 ARROWHEAD RD
Twn/City:	WESTPORT
St/Prov:	CT Cntry
Postal:	06880

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infru	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		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,590						4,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	372,200	800	1.990	547,000	920,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 307.36						/Parcel: 307.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	372,200	800	1.99	547,000	920,000	920,000	Year End Roll	9/28/2017
2017	101	FV	363,600	800	1.99	516,600	881,000	881,000	Year End Roll	9/29/2016
2016	101	FV	349,000	800	1.99	501,400	851,200	851,200	Year End Roll	1/14/2016
2015	101	FV	346,300	800	1.99	464,600	811,700	811,700	Year End	10/2/2014
2014	101	FV	327,100	800	1.99	416,600	744,500	744,500	Year End Roll	1/23/2014
2013	101	FV	321,600	800	1.99	404,600	727,000	727,000	Year End Roll	10/25/2012
2012	101	FV	327,100	800	1.99	444,600	772,500	772,500	Year End	1/26/2012
2011	101	FV	332,600	800	1.99	451,800	785,200	785,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLLINS,JOHN B	68769-268		1/17/2017		935000	No	No			
SICKELS,RICHARD	63294-198		2/21/2014		858000	No	No			
SCHEUER, HARRY	25458-389		6/30/1995		379000	No	No		NOT LISTED W/BROKER	
CATHERINE SCHEU	12800-25		5/27/1975		16000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/2015	6139	FINISH B	15,000	C	4/28/2016			Remodel recreation
5/26/2004	2935	RENOVATI	150,000	C	11/20/2004			kit+2nd fl reno, e

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	D VELUTTI
12/4/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

