



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: JALET BRIAN N
 Owner 2: JALET KIMBERLY L
 Owner 3:
 Street 1: 19 BROOKS ROAD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	269,000	2,600	2.940	551,300	822,900	
Total Card		269,000	2,600	2.940	551,300	822,900
Total Parcel		269,000	2,600	2.940	551,300	822,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 344.31		/Parcel: 344.31		

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	11/17/16

PREVIOUS OWNER

Owner 1: CAIRNS SMITH - SARAH J
 Owner 2: CHRISTENFELD - TIMOTHY H T
 Street 1: 50 OLD WINTER STREET
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1308

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Year End Roll	9/28/2017
2017	101	FV	256,900	2600	2.94	520,900	780,400	780,400	Year End Roll	9/29/2016
2016	101	FV	254,900	2600	2.94	505,700	763,200	763,200	Year End Roll	1/14/2016
2015	101	FV	240,400	2600	2.94	468,900	711,900	711,900	Year End	10/2/2014
2014	101	FV	230,100	2600	2.94	420,900	653,600	653,600	Year End Roll	1/23/2014
2013	101	FV	223,900	2600	2.94	408,900	635,400	635,400	Year End Roll	10/25/2012
2012	101	FV	223,900	2600	2.94	448,900	675,400	675,400	Year End	1/26/2012
2011	101	FV	234,200	2600	2.94	456,100	692,900	692,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAIRNS SMITH,SA	69972-16		9/22/2017		850000	No	No			
ROGERS HARRIET	29425-607		11/24/1998		536000	No	No			
HARRIET ROGERS	21859-314		3/28/1992	FAMILY	0	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1694, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2018	7078	KITCHEN	44,590	O				Remodel the kitche
12/17/2007	3846	MANUAL	14,000	C	6/12/2008			add insulation & s
12/17/2007	3845	SHED		C	6/12/2008			4x8 shed next to g
5/16/2003	2696	MANUAL	12,000	C	6/17/2003			remodel 2nd fl bat
11/16/1998	1583	MANUAL	7,000	C	6/30/1999			replace sills, etc

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
6/12/2008	MEAS+INSPCTD	100	B MORGAN
5/15/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS+INSPCTD	615	D VELUTTI
6/30/1999	MEAS/EXT INS	602	D TUCKER
12/4/1995	MEAS+INSPCTD	607	D KEARLY

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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,790						2,800	
101	ONE FAM		1.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,060						6,100	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

