



**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:						
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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
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	312,900		1.840	560,100	873,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 240.17						/Parcel: 219.01	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	410,300	0	1.84	542,500	952,800	952,800	Create Final value 2019	6/4/2019
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

**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	C				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
11/8/2018	PERMIT VISIT	622	K Cuoco
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/29/2000	MEAS+INSPECTD	611	
6/23/1999	MEAS+INSPECTD	602	
12/5/1995	MEAS+INSPECTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior information including 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:

BATH FEATURES

Table with bath features including 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

Table with other features including Kits: 2, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo information including Location: , Total Units: , Floor: , % Own: , Name:

GENERAL INFORMATION

Table with general information including Grade: C+ - AVG. (+), Year Blt: 1955, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior information including 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

DEPRECIATION

Table with depreciation including Phys Cond: AV - Average 30.%, Functional: , % , Economic: , % , Special: , % , Override: , Total: 30.8%

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ: 94.00, Size Adj.: 0.95270270, Const Adj.: 1.02509999, Adj \$ / SQ: 91.802, Other Features: 58000, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 452221, Depreciation: 139284, Depreciated Total: 312937

COMMENTS

SEC14 ACC APT.

RESIDENTIAL GRID

Table with residential grid including 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 RMs: 11 BRS: 5 Baths: 2 HB 1

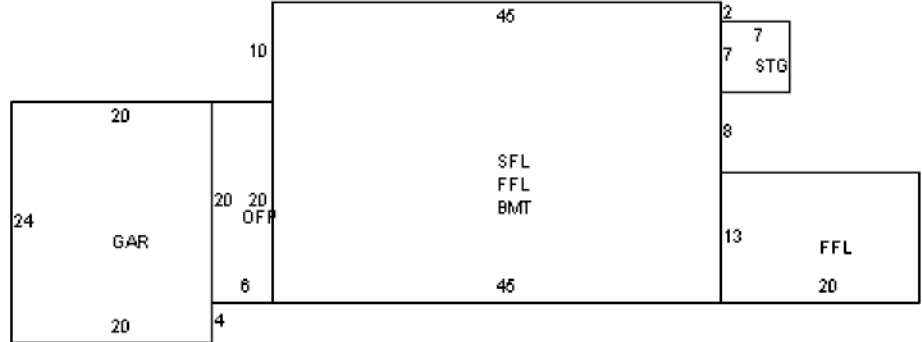
REMODELING

Table with remodeling including Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown including No Unit, RMS, BRS, FL, Totals: 1 11 5

SKETCH



COMPARABLE SALES

Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Val/Su, Juris. Factor, Val/Su Net, Special Features, Final Total

SUB AREA

Table with sub area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with sub area detail including Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with specification features and yard items including 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

PARCEL ID

109 11 0

IMAGE

AssessPro Patriot Properties, Inc

