



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CROSBY MARK E
Owner 2:	CROSBY SARAH T
Owner 3:	
Street 1:	36 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Griffin - Christopher J
Owner 2:	-
Street 1:	36 Brooks Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	155,100	7,000	1.000	483,500	645,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 327.02						/Parcel: 327.02	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	153,600	7000	1.	483,500	644,100	644,100	Year End Roll	9/26/2019
2019	101	FV	138,900	7000	1.	468,300	614,200	614,200	Create Final value 2019	6/4/2019
2018	101	FV	138,900	7000	1.	468,300	614,200	614,200	Year End Roll	9/28/2017
2017	101	FV	137,500	7000	1.	442,000	586,500	586,500	Year End Roll	9/29/2016
2016	101	FV	136,000	7000	1.	428,900	571,900	571,900	Year End Roll	1/14/2016
2015	101	FV	133,100	7000	1.	397,100	537,200	537,200	Year End	10/2/2014
2014	101	FV	127,200	7000	1.	355,700	489,900	489,900	Year End Roll	1/23/2014
2013	101	FV	124,200	7000	1.	345,300	476,500	476,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Griffin,Christo	60974-462		1/15/2013		575000	No	No			
LO STEVEN SHIH	41634-303		12/18/2003		530000	No	No			
SPEAKMAN, CUMMI	9876-527		8/1/1961		25500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2013	5356	ROOF	11,800	C				strip and re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/5/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

