



**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:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	395,200	800	1.990	564,600	960,600	
Total Card		395,200	800	1.990	564,600	960,600
Total Parcel		395,200	800	1.990	564,600	960,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 320.92		/Parcel: 320.92		

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
	05/09/18

**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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	392,400	800	1.99	564,600	957,800	957,800	Year End Roll	9/26/2019
2019	101	FV	372,200	800	1.99	547,000	920,000	920,000	Create Final value 2019	6/4/2019
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

**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.

**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			

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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	
12/4/1995	MEAS+INSPCTD	607	

**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		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,590						4,600	

Total AC/HA: 1.98955	Total SF/SM: 86664.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 564,590	Spl Credit	Total: 564,600
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

