113	46	0			1 of 1
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 4,900
!2809!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BROOKS HL, LINCOLN

OWNERSHIP

Owner 1:	BROOKS HILL TRUST				
Owner 2:					
Owner 3:					
Street 1:	4 BROOKS HL				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry	USA	Own Occ:	
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	BROOKS HILL TRUST -				
Owner 2:	-				
Street 1:	0 BROOKS HL				
Twn/City:	Lincoln				
St/Prov:	MA	Cntry	USA		
Postal:	01773				

NARRATIVE DESCRIPTION

This Parcel contains .823 ACRES of land mainly classified as OPEN SPACE

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
999			0.823	4,900	4,900
Total Card			0.823	4,900	4,900
Total Parcel			0.823	4,900	4,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description
Cluster Development - Common Area/See plan 01981-973. Tax to parcels 113-39 to 45, 113-47&48

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Parcel ID 113 46 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	999	FV		0	.823	4,900	4,900	4,900	Year End Roll	9/26/2019
2019	999	FV		0	.823	4,900	4,900	4,900	Create Final value 2019	6/4/2019
2018	999	FV		0	.823	4,900	4,900	4,900	Year End Roll	9/28/2017
2017	999	FV		0	.823	4,900	4,900	4,900	Year End Roll	9/29/2016
2016	999	FV		0	.823	4,900	4,900	4,900	Year End Roll	1/14/2016
2015	999	FV		0	.823	4,900	4,900	4,900	Year End	10/2/2014
2014	999	FV		0	.823	4,900	4,900	4,900	Year End Roll	1/23/2014
2013	999	FV		0	.823	4,900	4,900	4,900	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	19:37:29

LAST REV

Date	Time
08/22/17	14:48:53
blakeley	
2809	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLD BEDFORD ASS	14459-094		11/4/1981		0	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16 17 11
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
999	OPEN SPACE		0.823		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									4,938						4,900	Cons Restr

Total AC/HA:	0.82300	Total SF/SM:	35849.88	Parcel LUC:	999	OPEN SPACE	Prime NB Desc	RES CAT 4	Total:	4,938	Spl Credit		Total:	4,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2021 meadorse 2021

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	

Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

113 46 0

SPEC FEATURES/YARD ITEMS

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	