



PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		BROOKS RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: VERMA SANJEEV		
Owner 2: VERMA GIRIJA C		
Owner 3: _____		
Street 1: 39 BROOKS RD		
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	Legal Description
101	896,800		1.860	633,500	1,530,300	279.00
Total Card 896,800 1.860 633,500 1,530,300						
Total Parcel 896,800 1.860 633,500 1,530,300						
Source: Market Adj Cost		Total Value per SQ unit /Card: 286.90		/Parcel: 286.90		Entered Lot Size
						Total Land:
						Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/20/14

PREVIOUS OWNER

Owner 1: PETTY JOHN B -
Owner 2: DERBYSHIRE MARY E -
Street 1: 39 BROOKS RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	842,700	0	1.86	560,700	1,403,400	1,403,400	Year End Roll	10/15/2020
2020	101	FV	835,900	0	1.86	560,700	1,396,600	1,396,600	Year End Roll	9/26/2019
2019	101	FV	760,500	0	1.86	543,100	1,303,600	1,303,600	Create Final value 2019	6/4/2019
2018	101	FV	760,500	0	1.86	543,100	1,303,600	1,303,600	Year End Roll	9/28/2017
2017	101	FV	741,100	0	1.86	512,700	1,253,800	1,253,800	Year End Roll	9/29/2016
2016	101	FV	713,900	0	1.86	497,500	1,211,400	1,211,400	Year End Roll	1/14/2016
2015	101	FV	707,500	0	1.86	460,700	1,168,200	1,168,200	Year End	10/2/2014
2014	101	FV	639,100	0	1.86	412,700	1,051,800	1,051,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PETTY JOHN B,	44177-488		11/29/2004		1,245,000	No	No			
LUND JUDITH A T	31512-297		6/15/2000		904,000	No	No			
MACKENZIE ALEXA	29764-363		1/19/1999	CONVENIENC	99	Yes	No			
CORMACK ALLAN M	29764-360		12/8/1998	CHANGE IN US	300,000	Yes	No			
CORMACK, BARBAR	27141-561		3/19/1997	CONVENIENC	1	Yes	No			
CORMACK ALLAN M	18813-266		1/12/1988	FAMILY		No	No			

NARRATIVE DESCRIPTION
 This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/29/2013	5388	RENOVATI	19,800	C	5/20/2014			remodel bath
9/28/2007	3778	FINISH B	65,000	C	6/12/2008			bth & playroom;CoC
6/3/1999	1726	NEW HOME	335,440	C	6/25/2000			6/25/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2008	MEAS+INSPCTD	100	
5/18/2005	MEAS+INSPCTD	600	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U		
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 Infru	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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									690						700	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.85955	Total SF/SM: 81002.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 633,490	Spl Credit	Total: 633,500
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