112	31	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,190,900
Map	Lot	Sublot	Building	Unit	CARD	!538!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ANTHONY III ARTHUR J				
Owner 2:	ANTHONY LARA L				
Owner 3:					
Street 1:	35 BROOKS RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1308			Type:	

PREVIOUS OWNER

Owner 1:	WINSHIP LEE C TR -				
Owner 2:	WINSHIP JOYCE L TR -				
Street 1:	35 BROOKS RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-1308				

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	509,600	47,500	1.870	633,800	1,190,900
Total Card	509,600	47,500	1.870	633,800	1,190,900
Total Parcel	509,600	47,500	1.870	633,800	1,190,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.26 | /Parcel: 424.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	06/25/13

PREVIOUS ASSESSMENT

Parcel ID: 112 31 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	462,800	47500	1.87	561,000	1,071,300	1,071,300	Year End Roll	10/15/2020
2020	101	FV	459,100	47500	1.87	561,000	1,067,600	1,067,600	Year End Roll	9/26/2019
2019	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Create Final value 2019	6/4/2019
2018	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Year End Roll	9/28/2017
2017	101	FV	417,000	47500	1.87	513,000	977,500	977,500	Year End Roll	9/29/2016
2016	101	FV	399,800	47500	1.87	497,800	945,100	945,100	Year End Roll	1/14/2016
2015	101	FV	396,300	47500	1.87	461,000	904,800	904,800	Year End	10/2/2014
2014	101	FV	371,600	47500	1.87	413,000	832,100	832,100	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:35:26

LAST REV

Date	Time
03/17/16	12:18:33
apro	
538	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINSHIP LEE C T	48196-46		9/21/2006		785,000	No	No			
WINSHIP LEE C,	34856-507		2/20/2002	CONVENIENC	1	No	No			
WINSHIP, JOYCE	12567-73		12/14/1973	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2015	6293	MANUAL	300	C				Sheet metal work f
11/6/2012	5225	SOLAR PA	27,000	C				install roof mount
10/24/2012	5203	WOOD STO		C				install wood stove
7/12/2012	5094	MANUAL	61,355	C	6/25/2013			install foundation
4/22/2009	4156	RENO-ADD	218,000	C	7/14/2011			add of fam room &
5/1/2008	3933	MANUAL	9,000	C	12/9/2008			construct a deck/w

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
4/30/2009	PERMIT VISIT	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/4/1995	MEAS+INSPCTD	607	

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

USER DEFINED

Prior Id # 1:	12 16 0
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	633,790	Spl Credit		Total:	633,800

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.8	%

CALC SUMMARY

Basic $ / SQ:	103.00
Size Adj.:	0.96375132
Const Adj.:	1.01999998
Adj $ / SQ:	101.252
Other Features:	66232
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	598172
Depreciation:	88529
Depreciated Total:	509642

COMMENTS

GAR ANGLED .

RESIDENTIAL GRID

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:	9	BRs:	4	Baths:	2	HB	1

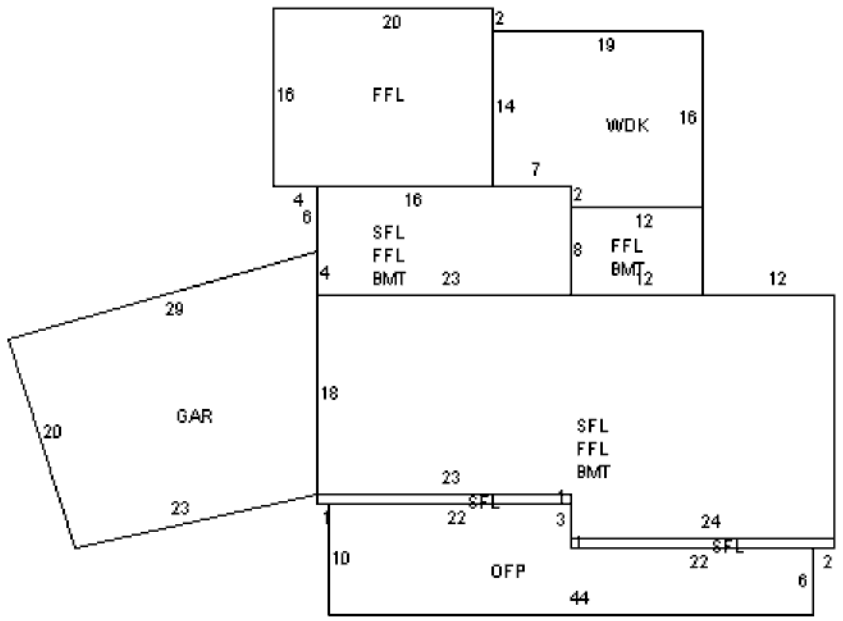
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 747158.5020

Juris. Factor:		Before Depr:	146.82
Special Features:	0	Val/Su Net:	97.09
Final Total:	509600	Val/Su SzAd	181.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,588	101.250	160,788
BMT	BASEMENT	1,268	25.310	32,097
SFL	2ND FLOOR	1,219	101.250	123,426
GAR	GARAGE	532	36.000	19,152
OFP	OPEN PORCH	352	15.000	5,280
WDK	WOOD DECK	290	19.160	5,558

Net Sketched Area:	5,249			Total:	346,301
Size Ad	2807	Gross Area	5249	FinArea	2807

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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
32	BARN/LFT	D	Y	1	24x40	A	AV	2012	45.00	T	0	101			43,200			43,200
2	SHED/FR	D	Y	1	12x14	A	AV	2012	15.00	T	15	101			2,100			2,100
66	CANOPY	D	Y	1	12x10	A	AV	2012	22.00	T	15	101			2,200			2,200

PARCEL ID

112 31 0

More:	N	Total Yard Items:	47,500	Total Special Featues:		Total:	47,500