



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTHY DONALD I
Owner 2:	MCCARTHY NANINE
Owner 3:	LAKE BOONE ICE CO
Street 1:	34 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

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	7.91	1.586	R3									546,328						546,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	549,500	26,200	1.000	546,300	1,122,000
Total Card		549,500	26,200	1.000	546,300
Total Parcel		549,500	26,200	1.000	546,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.18		/Parcel: 342.18	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/17/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	494,900	26200	1.	483,500	1,004,600	1,004,600	Year End Roll	10/15/2020
2020	101	FV	490,500	26200	1.	483,500	1,000,200	1,000,200	Year End Roll	9/26/2019
2019	101	FV	453,800	26200	1.	468,300	948,300	948,300	Create Final value 2019	6/4/2019
2018	101	FV	453,800	26200	1.	468,300	948,300	948,300	Year End Roll	9/28/2017
2017	101	FV	440,700	26200	1.	442,000	908,900	908,900	Year End Roll	9/29/2016
2016	101	FV	425,700	26200	1.	428,900	880,800	880,800	Year End Roll	1/14/2016
2015	101	FV	421,400	26200	1.	397,100	844,700	844,700	Year End	10/2/2014
2014	101	FV	391,300	26200	1.	355,700	773,200	773,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24474-214		4/21/1994	OTHER	100,000	Yes	No			NOT LISTED, NO BROKR
COMM. OF MASS.	24317-392		3/1/1994	SUBSEQUENT S	215,000	Yes	No			8 LOTS SOLD
	12794-623		12/31/1940			No	No			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	09/30/21	17:35:33
LAST REV	Date	Time
	04/26/18	13:16:56
	apro	
	539	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2006	3386	RENOVATI	20,000	C	6/29/2006			porch-4 season por
1/10/1997	1115-97	GARAGE	25,000	C	4/3/1999			3/17/98 75%
10/26/1994	604-94	NEW HOME	200,000	C	3/17/1998			95% 3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
6/12/2008	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
4/3/1999	MEAS/EXT INS	602	
3/17/1998	MEAS+INSPCTD	602	
6/25/1997	MEAS/EXT INS	602	
9/18/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
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:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	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
4	GARAGE/L	D	Y	1	24X38	G	AV	1997	35.00	T	18	101			26,200			26,200

More:	N	Total Yard Items:	26,200	Total Special Features:		Total:	26,200
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	9.6%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			9.6%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.93298262
Const Adj.:	1.01999998
Adj \$ / SQ:	98.019
Other Features:	50103
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	607896
Depreciation:	58358
Depreciated Total:	549538

COMMENTS

1 FULL BA ROUGH ONLY 3/17/98 GARAGE FLA.

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	RM:	8	BR:	4	Bath:	2	HB	1				

REMODELING

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

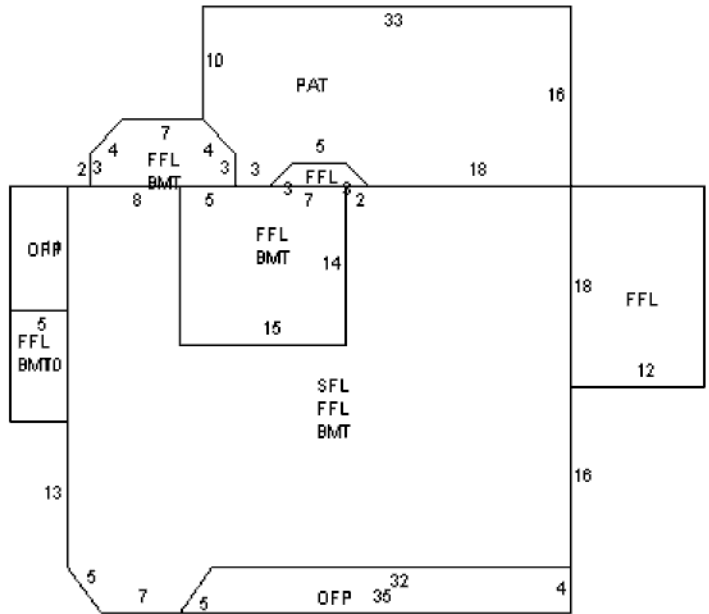
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	444600.0000
Juris. Factor:		Before Depr:		142.13	
Special Features:	0	Val/Su Net:		97.12	
Final Total:	549500	Val/Su SzAd		167.58	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,919	98.020	188,099	
BMT	BASEMENT	1,689	24.500	41,389	
SFL	2ND FLOOR	1,360	98.020	133,306	
PAT	PATIO	501	7.000	3,507	
OFFP	OPEN PORCH	189	15.000	2,835	
Net Sketched Area:		5,658	Total:	369,136	
Size Ad	3279	Gross Area	5658	FinArea	3279

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

