



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 36 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CROSBY MARK E |
| Owner 2: | CROSBY SARAH T |
| Owner 3: | |
| Street 1: | 36 BROOKS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------------|
| Owner 1: | Griffin - Christopher J |
| Owner 2: | - |
| Street 1: | 36 Brooks Rd |
| Twn/City: | Lincoln |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

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: | | | | | | |
| 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 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 | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 169,800 | 7,000 | 1.000 | 546,300 | 723,100 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 366.28 | | | | | | /Parcel: 366.28 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 155,100 | 7000 | 1. | 483,500 | 645,600 | 645,600 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 153,600 | 7000 | 1. | 483,500 | 644,100 | 644,100 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 138,900 | 7000 | 1. | 468,300 | 614,200 | 614,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 138,900 | 7000 | 1. | 468,300 | 614,200 | 614,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 137,500 | 7000 | 1. | 442,000 | 586,500 | 586,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 136,000 | 7000 | 1. | 428,900 | 571,900 | 571,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 133,100 | 7000 | 1. | 397,100 | 537,200 | 537,200 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 127,200 | 7000 | 1. | 355,700 | 489,900 | 489,900 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| Griffin,Christo | 60974-462 | | 1/15/2013 | | 575,000 | No | No | | | |
| LO STEVEN SHIH | 41634-303 | | 12/18/2003 | | 530,000 | No | No | | | |
| SPEAKMAN, CUMMI | 9876-527 | | 8/1/1961 | | 25,500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|----------|--------|--------|--------|-----|------------|----------|-----------|-------------------|
| 4/3/2013 | 5356 | ROOF | 11,800 | C | | | | strip and re-roof |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 3/25/2014 | SALES INSP | 618 | G BOURGAULT |
| 10/26/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/20/2004 | M&L EXTERIOR | 615 | |
| 12/5/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

