



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELDER DOUGLAS H
Owner 2:	ELDER LISA E
Owner 3:	
Street 1:	38 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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		41818		SQUARE FE	PRIME SITE		0	7.91	1.639	R3									542,194						542,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	537,800	5,200	0.960	542,200	1,085,200
Total Card		537,800	5,200	0.960	542,200
Total Parcel		537,800	5,200	0.960	542,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 264.31		/Parcel: 264.31	

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

Insp Date	05/14/18
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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	530,600	5200	.96	479,800	1,015,600	1,015,600	Year End Roll	10/15/2020
2020	101	FV	526,400	5200	.96	479,800	1,011,400	1,011,400	Year End Roll	9/26/2019
2019	101	FV	496,800	5200	.96	464,700	966,700	966,700	Create Final value 2019	6/4/2019
2018	101	FV	496,800	1300	.96	464,700	962,800	962,800	Year End Roll	9/28/2017
2017	101	FV	484,200	1300	.96	438,700	924,200	924,200	Year End Roll	9/29/2016
2016	101	FV	475,700	1300	.96	425,700	902,700	902,700	Year End Roll	1/14/2016
2015	101	FV	471,500	1300	.96	394,100	866,900	866,900	Year End	10/2/2014
2014	101	FV	442,000	1300	.96	353,000	796,300	796,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FAIRVIEW REALTY	24630-101		6/20/1994		175,000	Yes	No	
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215,000	Yes	No	
	12337-552		12/31/1940			No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	8 LOTS SOLD
	LOTS A + B

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2019	R-19-0131	ROOF	15,500	C				Strip & re-roof dw
6/13/2012	5069	RENOVATI	4,000	C				reno existing bath
9/23/2002	2588	MANUAL	30,000	C	6/17/2003			mud room entry & b
1/22/2002	2424	MANUAL	5,000	C	7/6/2002			frame walls around
9/22/2000	2090	SHED		C	6/28/2001			
3/22/2000	1899	MANUAL	18,500	C	6/28/2001			dormers on garage
9/24/1999	1806	MANUAL	20,000	C	5/29/2000			porch & entrancewa
5/25/1994	463-94	NEW HOME	199,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
6/28/2001	MEAS/EXT INS	613	
5/29/2000	MEAS+INSPCTD	611	
12/5/1995	MEAS/EXT INS	607	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

