Map	Lot	Sublot	Building	Unit	CARD		TOTAL ASSESSED:
109	11	0			1 of 2	RESIDENTIAL	1,084,200

!543!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	FLANNERY TR STACEY M				
Owner 2:					
Owner 3:	42 BROOKS ROAD REALTY TRUST				
Street 1:	42 BROOKS RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1313			Type:	

PREVIOUS OWNER

Owner 1:	FLANNERY STACEY M -				
Owner 2:	-				
Street 1:	42 BROOKS RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-1313				

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	331,100		1.840	632,900	964,000
Total Card	331,100		1.840	632,900	964,000
Total Parcel	451,300		1.840	632,900	1,084,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.20 | /Parcel: 239.07

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/01/13

PREVIOUS ASSESSMENT

Parcel ID: 109 11 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	435,800	0	1.84	560,100	995,900	995,900	Year End Roll	10/15/2020
2020	101	FV	433,100	0	1.84	560,100	993,200	993,200	Year End Roll	9/26/2019
2019	101	FV	410,300	0	1.84	542,500	952,800	952,800	Create Final value 2019	6/4/2019
2018	101	FV	410,300	0	1.84	542,500	952,800	952,800	Year End Roll	9/28/2017
2017	101	FV	398,700	0	1.84	512,100	910,800	910,800	Year End Roll	9/29/2016
2016	101	FV	392,300	0	1.84	496,900	889,200	889,200	Year End Roll	1/14/2016
2015	101	FV	387,300	0	1.84	460,100	847,400	847,400	Year End	10/2/2014
2014	101	FV	370,400	0	1.84	412,100	782,500	782,500	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:36:02

LAST REV

Date	Time
07/16/19	15:31:44

apro

543

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLANNERY STACEY	44450-343		1/10/2005	CONVENIENC	1	No	No			
FLANNERY CONSTA	43104-583		6/22/2004	FAMILY	218,648	No	No			
FLANNERY, RALPH	11361-725		7/1/1967	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2018	7040	MANUAL	8,200	C				Framing for an exi
7/3/2012	5086	WINDOWS	2,818	C				install 2 wind & 1
2/16/2010	4383	MANUAL	2,230	C				install 4 replacem
3/4/1999	1653	APARTMEN	30,000	C	6/23/1999			5/29/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	PERMIT VISIT	622	K Cuoco
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/29/2000	MEAS+INSPCTD	611	
6/23/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS+INSPCTD	607	

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

USER DEFINED

Prior Id # 1:	12 20 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	632,890	Spl Credit		Total:	632,900

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:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:	8 - BRICK VEN	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1955	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:	4 - CARPET		
Sec Floors:	6 - CERAMIC T	50	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

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:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		30.8	%

CALC SUMMARY

Basic $ / SQ:	103.00
Size Adj.:	0.95270270
Const Adj.:	1.02509999
Adj $ / SQ:	100.591
Other Features:	58000
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	478475
Depreciation:	147370
Depreciated Total:	331105

COMMENTS

SEC14 ACC APT.

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:	11	BRs:	5	Baths:	2	HB	1

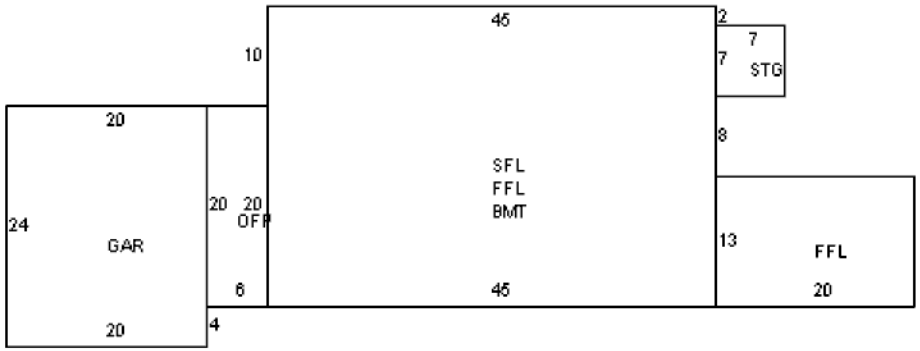
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 475913.5483

Juris. Factor:		Before Depr:	110.65
Special Features:	0	Val/Su Net:	66.77
Final Total:	331100	Val/Su SzAd	111.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,610	100.590	161,952
BMT	BASEMENT	1,350	44.010	59,412
SFL	2ND FLOOR	1,350	100.590	135,798
GAR	GARAGE	480	36.000	17,280
OFP	OPEN PORCH	120	15.000	1,800
STG	STORAGE	49	15.000	735

Net Sketched Area:	4,959			Total:	376,977
Size Ad	2960	Gross Area	4959	FinArea	3635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

109 11 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	