



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DRUMMOND DARYL
Owner 2:	DRUMMOND JACKIE
Owner 3:	
Street 1:	1 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

**PREVIOUS OWNER**

Owner 1:	DIXON RUSSELL J TR -
Owner 2:	DIXON FAMILY TRUST -
Street 1:	1 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		41817		SQUARE FE	PRIME SITE		0	7.25	1.639	R2									496,952						497,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	224,300	1,500	0.960	497,000	722,800		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 302.49						/Parcel: 302.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	210,100	1500	.96	428,400	640,000	640,000	Year End Roll	10/15/2020
2020	101	FV	187,000	1500	.96	326,400	514,900	514,900	Year End Roll	9/26/2019
2019	101	FV	181,700	1500	.96	294,600	477,800	477,800	Create Final value 2019	6/4/2019
2018	101	FV	181,700	1500	.96	294,600	477,800	477,800	Year End Roll	9/28/2017
2017	101	FV	178,100	1500	.96	286,000	465,600	465,600	Year End Roll	9/29/2016
2016	101	FV	178,100	1500	.96	286,000	465,600	465,600	Year End Roll	1/14/2016
2015	101	FV	171,000	1500	.96	242,300	414,800	414,800	Year End	10/2/2014
2014	101	FV	169,300	1500	.96	248,400	419,200	419,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIXON RUSSELL J	54784-329		6/4/2010		485,000	No	No			DEATH CERT.BK54784PG326
DIXON RUSSELL J	27523-050		7/30/1997	CONVENIENC		1	No	No		
	8711-92		4/1/1956		16,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2019	R-19-0187	SOLAR PA	36,728	C				Install 32 roof mo
9/3/2019	R-19-0132	MANUAL	5,000	C				Insulation and air
7/22/2010	4530	WINDOWS	9,279	C				install 18 replace
9/8/2009	4256	RENOVATI	10,000	C	7/28/2010			instal support bea
10/18/2001	2368	ROOF		C				dormer
10/3/1997	1284	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/28/2018	MEAS/EXT INS	622	K Cuoco
7/28/2010	MEAS/EXT INS	25	D ERSKINE
7/15/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

