

Map Lot Sublot Building Unit Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KLEIN MAX M
Owner 2:	OAKLANDER ANNE LOUISE
Owner 3:	
Street 1:	14 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BELLE GENE -
Owner 2:	-
Street 1:	14 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 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:						
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		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.01338		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									401						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	815,500	7,200	1.850	633,200	1,455,900
Total Card	815,500	7,200	1.850	633,200	1,455,900
Total Parcel	815,500	7,200	1.850	633,200	1,455,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		311.49	/Parcel: 311.49

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	754,200	7200	1.85	560,400	1,321,800	1,321,800	Year End Roll	10/15/2020
2020	101	FV	742,000	7200	1.85	560,400	1,309,600	1,309,600	Year End Roll	9/26/2019
2019	101	FV	703,600	7200	1.85	542,800	1,253,600	1,253,600	Create Final value 2019	6/4/2019
2018	101	FV	703,600	7200	1.85	542,800	1,253,600	1,253,600	Year End Roll	9/28/2017
2017	101	FV	691,900	7200	1.85	512,400	1,211,500	1,211,500	Year End Roll	9/29/2016
2016	101	FV	672,600	7200	1.85	497,200	1,177,000	1,177,000	Year End Roll	1/14/2016
2015	101	FV	655,400	7200	1.85	460,400	1,123,000	1,123,000	Year End	10/2/2014
2014	101	FV	609,400	7200	1.85	412,400	1,029,000	1,029,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BELLE GENE,	30647-339		9/10/1999	CHD>SALE	400,000	No	No	
CARLETON W. OWE	10873-429		7/19/1965		30,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/4/2018	7185	ROOF	4,200	C				Strip & re-roof dw
9/27/2011	4869	RENOVATI	7,000	C				replace rotten cas
4/18/2002	2475	RENO-ADD	218,000	C	7/6/2002			reno main hse, add
12/27/1999	1344	MANUAL	1,800	C	3/6/2000			bathroom (plumbing)

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
3/6/2000	MEAS+INSPCTD	600	
11/22/1996	ABATE-INSPEC	600	
5/6/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15 4 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:	

PRINT

Date	Time
09/30/21	18:05:48

LAST REV

Date	Time
09/19/18	15:26:21

blakeley 785

