



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALENTINE VINCENT J
Owner 2:	VALENTINE ANNA MARIE
Owner 3:	
Street 1:	PO BOX 643
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0715 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infru	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	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.0705		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									2,115						2,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	778,600		1.907	582,100	1,360,700
Total Card	778,600		1.907	582,100	1,360,700
Total Parcel	778,600		1.907	582,100	1,360,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	358.85	/Parcel:	358.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	730,600	0	1.907	502,100	1,232,700	1,232,700	Year End Roll	10/15/2020
2020	101	FV	724,600	0	1.907	510,100	1,234,700	1,234,700	Year End Roll	9/26/2019
2019	101	FV	658,500	0	1.907	493,300	1,151,800	1,151,800	Create Final value 2019	6/4/2019
2018	101	FV	658,500	0	1.907	493,300	1,151,800	1,151,800	Year End Roll	9/28/2017
2017	101	FV	641,300	0	1.907	514,100	1,155,400	1,155,400	Year End Roll	9/29/2016
2016	101	FV	617,400	0	1.907	498,900	1,116,300	1,116,300	Year End Roll	1/14/2016
2015	101	FV	611,800	0	1.907	462,100	1,073,900	1,073,900	Year End	10/2/2014
2014	101	FV	571,700	0	1.907	414,100	985,800	985,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELLE, GENE	25806 081		11/10/1995	CHANGE IN US	195,000	Yes	No			LOT SPLIT FY97

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2007	3684	SHED		C	6/19/2007			install shed on ba
6/28/2000	2011	GARAGE	66,860	C	5/25/2002			5/19/01 75% 3/23/0
11/17/1995	859-95	NEW HOME	225,000	C	7/21/1997			95% 3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2017	VISITED	618	G BOURGAULT
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/26/2007	MEAS+INSPCTD	100	
5/25/2002	MEAS/EXT INS	613	
3/23/2002	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	615	
3/17/1998	MEAS/EXT INS	602	
6/3/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

