



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIERCINSKI ROBERT A
Owner 2:	WIERCINSKI SUSAN AHERN
Owner 3:	
Street 1:	29 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		1.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									31,590						31,600	
101	ONE FAM		0.21		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,260						1,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	371,600		3.100	665,700	1,037,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 272.38						/Parcel: 272.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	347,800	0	3.1	592,900	940,700	940,700	Year End Roll	10/15/2020
2020	101	FV	344,700	0	3.1	592,900	937,600	937,600	Year End Roll	9/26/2019
2019	101	FV	314,200	0	3.1	575,300	889,500	889,500	Create Final value 2019	6/4/2019
2018	101	FV	314,200	0	3.1	575,300	889,500	889,500	Year End Roll	9/28/2017
2017	101	FV	311,100	0	3.1	544,900	856,000	856,000	Year End Roll	9/29/2016
2016	101	FV	308,100	0	3.1	529,700	837,800	837,800	Year End Roll	1/14/2016
2015	101	FV	302,000	0	3.1	492,900	794,900	794,900	Year End	10/2/2014
2014	101	FV	289,800	0	3.1	444,900	734,700	734,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS ROAD REA	22408-15		9/18/1992		362,000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/25/2013	5565	WOOD STO		C				pellet burning woo
4/8/1999	1673	WDK	8,000	C	6/2/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPCTD	607	
6/27/1994	FIELDREV CHG	600	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

