



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		BROOKS HL, LINCOLN

**OWNERSHIP**

Owner 1: CALLOW III ALLAD D  
 Owner 2: CALLOW JESSICA BURKE  
 Owner 3:  
 Street 1: 8 BROOKS HL  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773-1406 Type:

**PREVIOUS OWNER**

Owner 1: CHICKLES - COLIN  
 Owner 2: CHICKLES - SHELDA  
 Street 1: 8 BROOKS HL  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773-1406

**NARRATIVE DESCRIPTION**  
 This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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	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 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	8.56	1.000	R4									684,800						684,800	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,920						10,900	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	610,100		1.837	684,800	1,294,900	378 Cluster Subdivision 1/19 interest in common land parcels 16-17-0, 16-17-10 to 12
132			1.820	10,900	10,900	
Total Card	610,100		3.657	695,700	1,305,800	Entered Lot Size
Total Parcel	610,100		3.657	695,700	1,305,800	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 316.94		/Parcel: 316.94			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	553,700	0	3.657	650,900	1,204,600	1,204,600	Year End Roll	10/15/2020
2020	101	FV	549,300	0	3.657	674,900	1,224,200	1,224,200	Year End Roll	9/26/2019
2019	101	FV	511,600	0	3.657	657,300	1,168,900	1,168,900	Create Final value 2019	6/4/2019
2018	101	FV	511,600	0	3.657	657,300	1,168,900	1,168,900	Year End Roll	9/28/2017
2017	101	FV	498,600	0	3.657	650,900	1,149,500	1,149,500	Year End Roll	9/29/2016
2016	101	FV	482,900	0	3.657	632,500	1,115,400	1,115,400	Year End Roll	1/14/2016
2015	101	FV	478,600	0	3.657	586,100	1,064,700	1,064,700	Year End	10/2/2014
2014	101	FV	445,300	0	3.657	546,900	992,200	992,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHICKLES, COLIN	62106-158		6/26/2013		1,160,000	No	No			
KOUPAS WILLIAM	34066-114		11/15/2001		875,000	No	No			
FINE HOMES REAL	14875-314		1/27/1983		235,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2019	R-19-0034	WDK	37,000	C				Redo existing deck
9/6/2012	5154	RENOVATI	70,000	C	6/25/2013			remodel 3 & 1/2 ba
6/29/2011	4777	RENOVATI	34,000	C	6/11/2012			inter bth reno & r
2/15/2007	3615	RENOVATI	69,000	C	5/23/2007			Kitch remodel;coc

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

