



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BROOKS HL, LINCOLN
Unit #:		
Owner 1: KOCHMANN CAROL C		
Owner 2: RITZ JOHN J		
Owner 3:		
Street 1: 9 BROOKS HL		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1406	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	419,900		1.837	684,800	1,104,700
132			1.810	10,900	10,900
Total Card	419,900		3.647	695,700	1,115,600
Total Parcel	419,900		3.647	695,700	1,115,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	247.96	/Parcel:	247.96

Legal Description
Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
09/08/13

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	391,500	0	3.647	650,900	1,042,400	1,042,400	Year End Roll	10/15/2020
2020	101	FV	387,900	0	3.647	674,900	1,062,800	1,062,800	Year End Roll	9/26/2019
2019	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Create Final value 2019	6/4/2019
2018	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Year End Roll	9/28/2017
2017	101	FV	348,300	0	3.647	650,900	999,200	999,200	Year End Roll	9/29/2016
2016	101	FV	344,700	0	3.647	632,500	977,200	977,200	Year End Roll	1/14/2016
2015	101	FV	337,500	0	3.647	586,100	923,600	923,600	Year End	10/2/2014
2014	101	FV	291,900	0	3.647	546,900	838,800	838,800	Year End Roll	1/23/2014

Parcel ID 113 45 0

PRINT

Date	Time
09/30/21	18:08:36

LAST REV

Date	Time
02/06/14	13:55:47

USER DEFINED

Prior Id # 1:	16 17 7
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:	

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1982, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAGHAVAN, LAKSH	25478-159		7/11/1995		460,000	No	No			PRIVATE SALE, NOT LISTED
LEVINE, LEWIS J	17360-477		9/3/1986		520,000	No	No			

PAT ACCT.

brennanp	807
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/23/1997	1236	SHED	500	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/17/1998	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	3.64655	Total SF/SM:	158843.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	695,660	Spl Credit	Total:	695,700
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