



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THERIAULT RICHARD H
Owner 2:	THERIAULT VITA S
Owner 3:	
Street 1:	5 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	THERIAULT VITA S -
Owner 2:	-
Street 1:	5 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:				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 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	567,800		1.837	684,800	1,252,600
132			1.810	10,900	10,900
Total Card	567,800		3.647	695,700	1,263,500
Total Parcel	567,800		3.647	695,700	1,263,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		341.60	/Parcel: 341.60

Legal Description
384 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	0
GIS Ref	
GIS Ref	
Insp Date	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	512,400	0	3.647	650,900	1,163,300	1,163,300	Year End Roll	10/15/2020
2020	101	FV	507,900	0	3.647	674,900	1,182,800	1,182,800	Year End Roll	9/26/2019
2019	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Create Final value 2019	6/4/2019
2018	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Year End Roll	9/28/2017
2017	101	FV	457,600	0	3.647	650,900	1,108,500	1,108,500	Year End Roll	9/29/2016
2016	101	FV	442,300	0	3.647	632,500	1,074,800	1,074,800	Year End Roll	1/14/2016
2015	101	FV	438,000	0	3.647	586,100	1,024,100	1,024,100	Year End	10/2/2014
2014	101	FV	405,500	0	3.647	546,900	952,400	952,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THERIAULT VITA	53257-154		7/23/2009	FAMILY	100	No	No			
THERIAULT RICHA	31672-138		8/1/2000	CONVENIENC	100	No	No			
COMMERCIAL UNIO	15603-304		6/1/1984		340,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2018	7245	ROOF	10,937	C	11/27/2018			Strip & re-roof fr
1/20/1994	417	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
1/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

