112	30	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,623,100
Map	Lot	Sublot	Building	Unit	CARD	!536!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	TURNER ASHBY CLAY
Owner 2:	LYNCH JESSICA
Owner 3:	
Street 1:	41 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-1309 Type:

PREVIOUS OWNER

Owner 1:	BETHONEY - JESSICA
Owner 2:	-
Street 1:	41 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-1309

NARRATIVE DESCRIPTION

This Parcel contains 2.46 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	903,300	1,100	2.460	718,700	1,623,100
Total Card	903,300	1,100	2.460	718,700	1,623,100
Total Parcel	903,300	1,100	2.460	718,700	1,623,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.52 | /Parcel: 447.52

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 06/16/12

PREVIOUS ASSESSMENT

Parcel ID: 112 30 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	831,900	1500	2.46	651,500	1,484,900	1,484,900	Year End Roll	10/19/2021
2021	101	FV	805,800	1500	2.46	578,700	1,386,000	1,386,000	Year End Roll	10/15/2020
2020	101	FV	723,500	1500	2.46	578,700	1,303,700	1,303,700	Year End Roll	9/26/2019
2019	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Create Final value 2019	6/4/2019
2018	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Year End Roll	9/28/2017
2017	101	FV	680,000	1500	2.46	530,700	1,212,200	1,212,200	Year End Roll	9/29/2016
2016	101	FV	672,100	1500	2.46	515,500	1,189,100	1,189,100	Year End Roll	1/14/2016
2015	101	FV	647,500	1500	2.46	478,700	1,127,700	1,127,700	Year End	10/2/2014

PRINT

Date	Time
10/18/22	17:19:12

LAST REV

Date	Time
09/08/22	12:59:59
blakeley	
536	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BETHONEY,JESSIC	80668-505		9/2/2022		2,220,000	No	No			
MERETZKY STEVEN	53782-79		11/3/2009		825,000	No	No			
JOSEPH ROGERS	21386-461		8/29/1991		385,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	4614	SHED	3,000	C	7/13/2011			install 10x12 gard
7/22/2010	4529	NEW HOME	750,000	C	7/13/2011			single family home
6/15/2010	4482	DEMOLITI		C				demo bldg into fou
6/20/2006	3464	RENOVATI	102,547	C	5/10/2007			Remodel kit & inte
8/30/2004	3020	WDK	16,000	C	4/30/2005			remove old and bui

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2012	MEAS+INSPCTD	25	D ERSKINE
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	
5/16/2007	MEAS+INSPCTD	100	
4/30/2005	MEAS+INSPCTD	615	
1/20/1996	MEAS+INSPCTD	606	

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

USER DEFINED

Prior Id # 1:	12 14 0
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:	

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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									18,690						18,700	

Total AC/HA:	2.45955	Total SF/SM:	107137.99	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	718,690	Spl Credit		Total:	718,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro meadorse 2023

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	6.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6	%

CALC SUMMARY

Basic $ / SQ:	124.00
Size Adj.:	0.93289894
Const Adj.:	1.01999998
Adj $ / SQ:	117.993
Other Features:	72519
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	961006
Depreciation:	57660
Depreciated Total:	903346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	3	HB	1

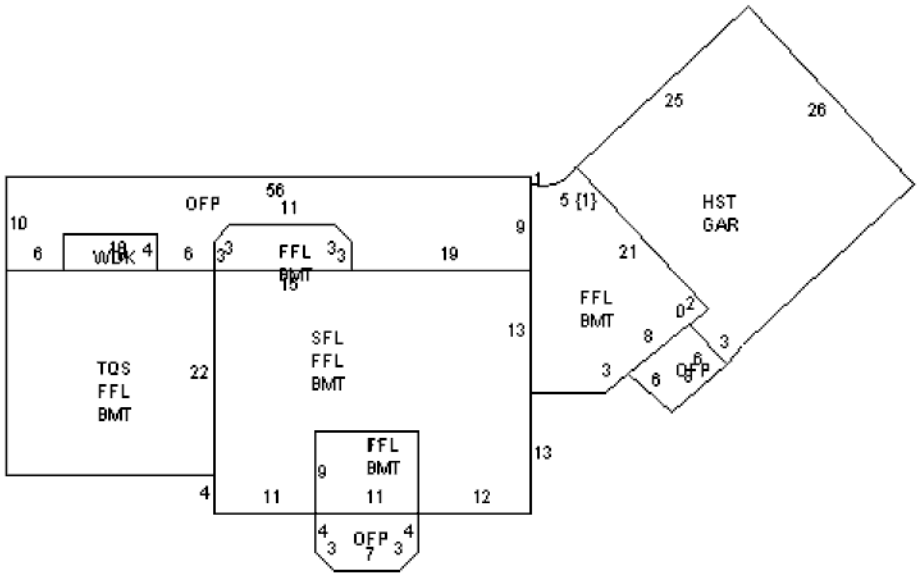
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	2
Totals			
1	10	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 842423.4127

Juris. Factor:		Before Depr:	200.59
Special Features:	0	Val/Su Net:	137.49
Final Total:	903300	Val/Su SzAd	275.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,732	35.400	61,309
FFL	1ST FLOOR	1,732	117.990	204,364
GAR	GARAGE	958	36.000	34,488
SFL	2ND FLOOR	707	117.990	83,362
OFP	OPEN PORCH	559	15.000	8,385
HST	HALF STORY	479	117.990	56,519
TQS	3/4 STORY	363	117.990	42,831
WDK	WOOD DECK	40	38.000	1,520
	Net Sketched Area:	6,570	Total:	492,778
Size Ad	3280.5	Gross Area	7248	FinArea 3627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

112 30 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10x12	A	AV	2010	15.00	T	40	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100