



PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		BROOKS RD, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: ANTHONY III ARTHUR J		
Owner 2: ANTHONY LARA L		
Owner 3:		
Street 1: 35 BROOKS RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA Cntry Own Occ: Y		
Postal: 01773-1308 Type:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	561,900	40,300	1.870	701,000	1,303,200
Total Card 561,900 40,300 1.870 701,000 1,303,200					
Total Parcel 561,900 40,300 1.870 701,000 1,303,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 464.27 /Parcel: 464.27			

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
06/25/13

PREVIOUS OWNER

Owner 1: WINSHIP LEE C TR -		
Owner 2: WINSHIP JOYCE L TR -		
Street 1: 35 BROOKS RD		
Twn/City: LINCOLN		
St/Prov: MA Cntry Own Occ: Y		
Postal: 01773-1308 Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	509,600	47500	1.87	633,800	1,190,900	1,190,900	Year End Roll	10/19/2021
2021	101	FV	462,800	47500	1.87	561,000	1,071,300	1,071,300	Year End Roll	10/15/2020
2020	101	FV	459,100	47500	1.87	561,000	1,067,600	1,067,600	Year End Roll	9/26/2019
2019	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Create Final value 2019	6/4/2019
2018	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Year End Roll	9/28/2017
2017	101	FV	417,000	47500	1.87	513,000	977,500	977,500	Year End Roll	9/29/2016
2016	101	FV	399,800	47500	1.87	497,800	945,100	945,100	Year End Roll	1/14/2016
2015	101	FV	396,300	47500	1.87	461,000	904,800	904,800	Year End	10/2/2014

PRINT	Date	Time
	10/18/22	17:19:30
LAST REV	Date	Time
	03/17/16	12:18:33
apro		
538		

USER DEFINED

Prior Id # 1:	12 16 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:	

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINSHIP LEE C T	48196-46		9/21/2006		785,000	No	No			
WINSHIP LEE C,	34856-507		2/20/2002	CONVENIENC		1	No	No		
WINSHIP, JOYCE	12567-73		12/14/1973	FAMILY			No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/20/2015	6293	MANUAL	300	C				Sheet metal work f
11/6/2012	5225	SOLAR PA	27,000	C				install roof mount
10/24/2012	5203	WOOD STO		C				install wood stove
7/12/2012	5094	MANUAL	61,355	C	6/25/2013			install foundation
4/22/2009	4156	RENO-ADD	218,000	C	7/14/2011			add of fam room &
5/1/2008	3933	MANUAL	9,000	C	12/9/2008			construct a deck/w

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
4/30/2009	PERMIT VISIT	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/4/1995	MEAS+INSPCTD	607	

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

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

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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	700,990	SpI Credit	Total:	701,000
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