

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCCARTHY DONALD I
Owner 2:	MCCARTHY NANINE
Owner 3:	LAKE BOONE ICE CO
Street 1:	34 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	8.75	1.586	R3									604,345						604,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	624,800	20,000	1.000	604,300	1,249,100
Total Card	624,800	20,000	1.000	604,300	1,249,100
Total Parcel	624,800	20,000	1.000	604,300	1,249,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		380.94	/Parcel: 380.94

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	549,500	26200	1.	546,300	1,122,000	1,122,000	Year End Roll	10/19/2021
2021	101	FV	494,900	26200	1.	483,500	1,004,600	1,004,600	Year End Roll	10/15/2020
2020	101	FV	490,500	26200	1.	483,500	1,000,200	1,000,200	Year End Roll	9/26/2019
2019	101	FV	453,800	26200	1.	468,300	948,300	948,300	Create Final value 2019	6/4/2019
2018	101	FV	453,800	26200	1.	468,300	948,300	948,300	Year End Roll	9/28/2017
2017	101	FV	440,700	26200	1.	442,000	908,900	908,900	Year End Roll	9/29/2016
2016	101	FV	425,700	26200	1.	428,900	880,800	880,800	Year End Roll	1/14/2016
2015	101	FV	421,400	26200	1.	397,100	844,700	844,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24474-214		4/21/1994	OTHER	100,000	Yes	No			NOT LISTED, NO BROKR
COMM. OF MASS.	24317-392		3/1/1994	SUBSEQUENT S	215,000	Yes	No			8 LOTS SOLD
	12794-623		12/31/1940			No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2006	3386	RENOVATI	20,000	C	6/29/2006			porch-4 season por
1/10/1997	1115-97	GARAGE	25,000	C	4/3/1999			3/17/98 75%
10/26/1994	604-94	NEW HOME	200,000	C	3/17/1998			95% 3/17/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
6/12/2008	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
4/3/1999	MEAS/EXT INS	602	
3/17/1998	MEAS+INSPCTD	602	
6/25/1997	MEAS/EXT INS	602	
9/18/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	12 17 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:	

