

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CROSBY MARK E
Owner 2:	CROSBY SARAH T
Owner 3:	
Street 1:	36 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Griffin - Christopher J
Owner 2:	-
Street 1:	36 Brooks Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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 Infru	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	191,500	7,000	1.000	604,300	802,800
Total Card	191,500	7,000	1.000	604,300	802,800
Total Parcel	191,500	7,000	1.000	604,300	802,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		406.65	/Parcel: 406.65

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

GIS Ref
GIS Ref
Insp Date
10/26/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	169,800	7000	1.	546,300	723,100	723,100	Year End Roll	10/19/2021
2021	101	FV	155,100	7000	1.	483,500	645,600	645,600	Year End Roll	10/15/2020
2020	101	FV	153,600	7000	1.	483,500	644,100	644,100	Year End Roll	9/26/2019
2019	101	FV	138,900	7000	1.	468,300	614,200	614,200	Create Final value 2019	6/4/2019
2018	101	FV	138,900	7000	1.	468,300	614,200	614,200	Year End Roll	9/28/2017
2017	101	FV	137,500	7000	1.	442,000	586,500	586,500	Year End Roll	9/29/2016
2016	101	FV	136,000	7000	1.	428,900	571,900	571,900	Year End Roll	1/14/2016
2015	101	FV	133,100	7000	1.	397,100	537,200	537,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Griffin,Christo	60974-462		1/15/2013		575,000	No	No	
LO STEVEN SHIH	41634-303		12/18/2003		530,000	No	No	
SPEAKMAN, CUMMI	9876-527		8/1/1961		25,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2013	5356	ROOF	11,800	C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/5/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

