



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELDER DOUGLAS H
Owner 2:	ELDER LISA E
Owner 3:	
Street 1:	38 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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		41818		SQUARE FE	PRIME SITE		0	8.75	1.639	R3									599,772						599,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	584,800	6,300	0.960	599,800	1,190,900		0
							GIS Ref
							GIS Ref
Total Card	584,800	6,300	0.960	599,800	1,190,900	Entered Lot Size	
Total Parcel	584,800	6,300	0.960	599,800	1,190,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 290.05		/Parcel: 290.05			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	537,800	5200	.96	542,200	1,085,200	1,085,200	Year End Roll	10/19/2021
2021	101	FV	530,600	5200	.96	479,800	1,015,600	1,015,600	Year End Roll	10/15/2020
2020	101	FV	526,400	5200	.96	479,800	1,011,400	1,011,400	Year End Roll	9/26/2019
2019	101	FV	496,800	5200	.96	464,700	966,700	966,700	Create Final value 2019	6/4/2019
2018	101	FV	496,800	1300	.96	464,700	962,800	962,800	Year End Roll	9/28/2017
2017	101	FV	484,200	1300	.96	438,700	924,200	924,200	Year End Roll	9/29/2016
2016	101	FV	475,700	1300	.96	425,700	902,700	902,700	Year End Roll	1/14/2016
2015	101	FV	471,500	1300	.96	394,100	866,900	866,900	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	24630-101		6/20/1994		175,000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215,000	Yes	No			8 LOTS SOLD
	12337-552		12/31/1940			No	No			LOTS A + B

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2019	R-19-0131	ROOF	15,500	C				Strip & re-roof dw
6/13/2012	5069	RENOVATI	4,000	C				reno existing bath
9/23/2002	2588	MANUAL	30,000	C	6/17/2003			mud room entry & b
1/22/2002	2424	MANUAL	5,000	C	7/6/2002			frame walls around
9/22/2000	2090	SHED		C	6/28/2001			
3/22/2000	1899	MANUAL	18,500	C	6/28/2001			dormers on garage
9/24/1999	1806	MANUAL	20,000	C	5/29/2000			porch & entrancewa
5/25/1994	463-94	NEW HOME	199,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
6/28/2001	MEAS/EXT INS	613	
5/29/2000	MEAS+INSPCTD	611	
12/5/1995	MEAS/EXT INS	607	
8/29/1995	PERMIT VISIT	606	

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

USER DEFINED

Prior Id # 1:	12 19 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:	

PRINT

Date	Time
10/18/22	17:19:57

LAST REV

Date	Time
01/31/20	13:30:02
blakeley	
541	

EXTERIOR INFORMATION

Type:	6 - COLONIAL
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:	B- - GOOD (-)
Year Blt:	1995
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

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

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	2001	15.00	T	50	101			900			900
19	PATIO	D	Y	1	648	A	AV	2010	14.00	T	40	101			5,400			5,400

More: N Total Yard Items: 6,300 Total Special Features: Total: 6,300

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	6.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		6.8%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.93957347
Const Adj.:	1.01999998
Adj \$ / SQ:	113.087
Other Features:	77937
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	627426
Depreciation:	42665
Depreciated Total:	584761

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:	13	BRs:	4	Baths:	3	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	4	
Totals			
1	13	4	

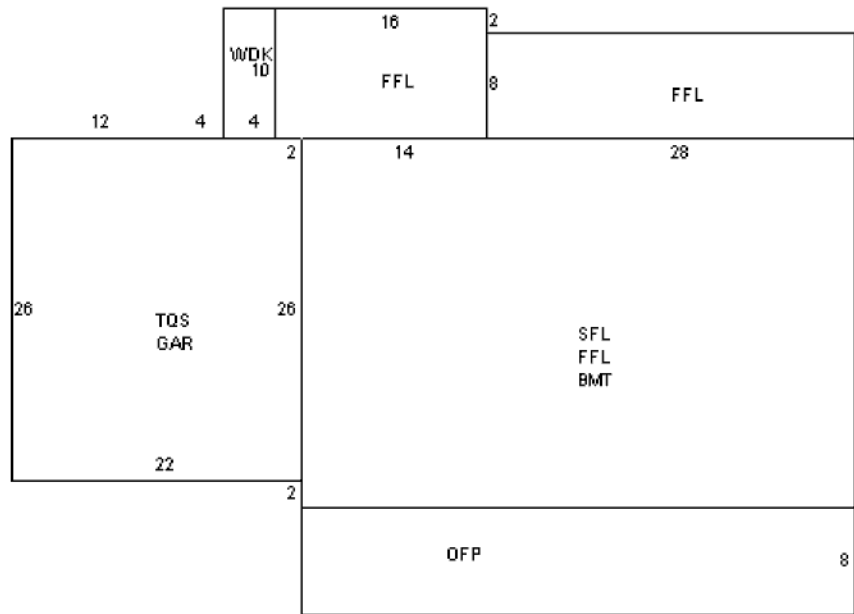
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	963698.4252
Juris. Factor:		Before Depr:	135.70	
Special Features:	0	Val/Su Net:	110.57	
Final Total:	584800	Val/Su SzAd:	184.77	

PARCEL ID

109 10 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,560	113.090	176,416
BMT	BASEMENT	1,176	50.890	59,846
SFL	2ND FLOOR	1,176	113.090	132,990
GAR	GARAGE	572	36.000	20,592
TQS	3/4 STORY	429	113.090	48,514
OFF	OPEN PORCH	336	15.000	5,040
WDK	WOOD DECK	40	38.000	1,520
Net Sketched Area:		5,289	Total:	444,918
Size Ad	3165	Gross Area	5432	FinArea 4106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

