



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLANNERY TR STACEY M
Owner 2:	
Owner 3:	42 BROOKS ROAD REALTY TRUST
Street 1:	42 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1313 Type:

PREVIOUS OWNER

Owner 1:	FLANNERY STACEY M -
Owner 2:	-
Street 1:	42 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1313

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 Infl	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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	356,200		1.840	700,100	1,056,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 290.59						/Parcel: 259.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	451,300	0	1.84	632,900	1,084,200	1,084,200	Year End Roll	10/19/2021
2021	101	FV	435,800	0	1.84	560,100	995,900	995,900	Year End Roll	10/15/2020
2020	101	FV	433,100	0	1.84	560,100	993,200	993,200	Year End Roll	9/26/2019
2019	101	FV	410,300	0	1.84	542,500	952,800	952,800	Create Final value 2019	6/4/2019
2018	101	FV	410,300	0	1.84	542,500	952,800	952,800	Year End Roll	9/28/2017
2017	101	FV	398,700	0	1.84	512,100	910,800	910,800	Year End Roll	9/29/2016
2016	101	FV	392,300	0	1.84	496,900	889,200	889,200	Year End Roll	1/14/2016
2015	101	FV	387,300	0	1.84	460,100	847,400	847,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLANNERY STACEY	44450-343		1/10/2005	CONVENIENC		1	No	No		
FLANNERY CONSTA	43104-583		6/22/2004	FAMILY	218,648		No	No		
FLANNERY, RALPH	11361-725		7/1/1967	FAMILY			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2018	7040	MANUAL	8,200	C				Framing for an exi
7/3/2012	5086	WINDOWS	2,818	C				install 2 wind & 1
2/16/2010	4383	MANUAL	2,230	C				install 4 replacem
3/4/1999	1653	APARTMEN	30,000	C	6/23/1999			5/29/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	PERMIT VISIT	622	K Cuoco
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/29/2000	MEAS+INSPECTD	611	
6/23/1999	MEAS+INSPECTD	602	
12/5/1995	MEAS+INSPECTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

