

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAM KIMO Y F
Owner 2:	TAM ARADHANA NARULA
Owner 3:	
Street 1:	11 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STARRETT MARK K -
Owner 2:	-
Street 1:	11 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		69695		SQUARE FE	PRIME SITE		0	8.75	1.104	R3									672,949						672,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	912,000		1.600	672,900	1,584,900	3544	0			
							GIS Ref			
							GIS Ref			
Total Card					912,000	1.600	672,900	1,584,900	Entered Lot Size	
Total Parcel					912,000	1.600	672,900	1,584,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		273.99	/Parcel:	273.99	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	813,500	0	1.6	608,300	1,421,800	1,421,800	Year End Roll	10/19/2021
2021	101	FV	761,000	0	1.6	538,400	1,299,400	1,299,400	Year End Roll	10/15/2020
2020	101	FV	754,400	0	1.6	457,600	1,212,000	1,212,000	Year End Roll	9/26/2019
2019	101	FV	683,700	0	1.6	443,200	1,126,900	1,126,900	Create Final value 2019	6/4/2019
2018	101	FV	683,700	0	1.6	443,200	1,126,900	1,126,900	Year End Roll	9/28/2017
2017	101	FV	664,900	0	1.6	418,400	1,083,300	1,083,300	Year End Roll	9/29/2016
2016	101	FV	639,500	0	1.6	406,000	1,045,500	1,045,500	Year End Roll	1/14/2016
2015	101	FV	633,400	0	1.6	375,900	1,009,300	1,009,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STARRETT MARK K	31751-262		8/25/2000		979,000	No	No			
LEHAR SOPHIE M,	30569-171		8/19/1999	CHD>SALE	342,000	No	No			
NEWCOMB JOHN R,	27806-222		10/27/1997		310,000	No	No			INCL 15 9 0
BRAY, THOMAS P.	27248-514		4/29/1997	OTHER	260,000	No	No			WITH 15-9-0
BEATRICE MORRIS	22549-154		10/28/1992		160,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2022	R-22-0081	MANUAL	19,000	C				install energy sto
7/30/2012	5110	MANUAL	28,275	C	9/5/2012			install 29 flush m
5/14/2007	3680	FINISH B	69,083	C	6/19/2007			fin bmt;c.o.c. 12-
11/3/1999	1840	NEW HOME	360,000	C	6/26/2000			6/26/00 75%
11/1/1999	1836	DEMOLITI		C	6/26/2000			6/26/00 100%
7/8/1999	1741	NEW HOME	8,000	C	6/26/2000			6/26/00 100%
10/30/1992	169	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2013	ABATE-INSPEC	618	G BOURGAULT
12/11/2007	MEAS+INSPECTD	100	
6/19/2007	MEAS/EXT INS	100	
6/28/2001	MEAS/EXT INS	613	
6/26/2000	MEAS+INSPECTD	611	
12/4/1995	MEAS/EXT INS	607	
6/27/1994	FIELDREV CHG	600	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

