

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALKER MARK A
Owner 2:	WALKER SANDRA BERLIN
Owner 3:	
Street 1:	5 BROOKS ROAD
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 1.17 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		50965		SQUARE FE	PRIME SITE		0	8.75	1.399	R3									623,783						623,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	503,500	1,100	1.170	623,800	1,128,400
Total Card	503,500	1,100	1.170	623,800	1,128,400
Total Parcel	503,500	1,100	1.170	623,800	1,128,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		380.32	/Parcel: 380.32

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

GIS Ref
GIS Ref
Insp Date
05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	448,400	1800	1.17	563,900	1,014,100	1,014,100	Year End Roll	10/19/2021
2021	101	FV	429,300	1800	1.17	499,000	930,100	930,100	Year End Roll	10/15/2020
2020	101	FV	425,900	1800	1.17	449,100	876,800	876,800	Year End Roll	9/26/2019
2019	101	FV	405,400	1800	1.17	410,800	818,000	818,000	Create Final value 2019	6/4/2019
2018	101	FV	405,400	1600	1.17	410,800	817,800	817,800	Year End Roll	9/28/2017
2017	101	FV	395,200	1600	1.17	387,800	784,600	784,600	Year End Roll	9/29/2016
2016	101	FV	388,400	1600	1.17	376,300	766,300	766,300	Year End Roll	1/14/2016
2015	101	FV	385,000	1600	1.17	348,400	735,000	735,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DIXON, GEORGE L	26909-315		12/17/1996		445,500	No	No	
GEORGE L. DIXON	21580-533		12/3/1991	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/4/1995	MEAS+INSPCTD	607	
2/5/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.17000	Total SF/SM:	50965.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	623,783	SpI Credit:		Total:	623,800
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

