

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 20 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LARSEN ERIK |
| Owner 2: | CHUN JEANNIE |
| Owner 3: | |
| Street 1: | 20 BROOKS ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | COLLINS - JOHN B |
| Owner 2: | COLLINS - SYLVA H |
| Street 1: | 5 ARROWHEAD RD |
| Twn/City: | WESTPORT |
| St/Prov: | CT Cntry |
| Postal: | 06880 |

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.75 | 1.000 | R3 | | | | | | | | | 700,000 | | | | | | 700,000 | |
| 101 | ONE FAM | | 0.153 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 4,590 | | | | | | 4,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 438,200 | 800 | 1.990 | 704,600 | 1,143,600 |
| Total Card | 438,200 | 800 | 1.990 | 704,600 | 1,143,600 |
| Total Parcel | 438,200 | 800 | 1.990 | 704,600 | 1,143,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 382.06 | /Parcel: 382.06 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| 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 | 398,300 | 800 | 1.99 | 637,400 | 1,036,500 | 1,036,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 395,200 | 800 | 1.99 | 564,600 | 960,600 | 960,600 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 392,400 | 800 | 1.99 | 564,600 | 957,800 | 957,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 372,200 | 800 | 1.99 | 547,000 | 920,000 | 920,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 372,200 | 800 | 1.99 | 547,000 | 920,000 | 920,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 363,600 | 800 | 1.99 | 516,600 | 881,000 | 881,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 349,000 | 800 | 1.99 | 501,400 | 851,200 | 851,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 346,300 | 800 | 1.99 | 464,600 | 811,700 | 811,700 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|---------------------|-------|
| COLLINS,JOHN B | 68769-268 | | 1/17/2017 | | 935,000 | No | No | | | |
| SICKELS,RICHARD | 63294-198 | | 2/21/2014 | | 858,000 | No | No | | | |
| SCHEUER, HARRY | 25458-389 | | 6/30/1995 | | 379,000 | No | No | | NOT LISTED W/BROKER | |
| CATHERINE SCHEU | 12800-25 | | 5/27/1975 | | 16,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 7/1/2015 | 6139 | FINISH B | 15,000 | C | 4/28/2016 | | | Remodel recreation |
| 5/26/2004 | 2935 | RENOVATI | 150,000 | C | 11/20/2004 | | | kit+2nd fl reno, e |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/9/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 10/26/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 11/20/2004 | M&L COMPLETE | 615 | |
| 12/4/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

