

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIERCINSKI ROBERT A
Owner 2:	WIERCINSKI SUSAN AHERN
Owner 3:	
Street 1:	29 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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		1.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									31,590						31,600	
101	ONE FAM		0.21		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,260						1,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	435,300		3.100	732,900	1,168,200
Total Card		435,300	3.100	732,900	1,168,200
Total Parcel		435,300	3.100	732,900	1,168,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 306.76		/Parcel: 306.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,600	0	3.1	665,700	1,037,300	1,037,300	Year End Roll	10/19/2021
2021	101	FV	347,800	0	3.1	592,900	940,700	940,700	Year End Roll	10/15/2020
2020	101	FV	344,700	0	3.1	592,900	937,600	937,600	Year End Roll	9/26/2019
2019	101	FV	314,200	0	3.1	575,300	889,500	889,500	Create Final value 2019	6/4/2019
2018	101	FV	314,200	0	3.1	575,300	889,500	889,500	Year End Roll	9/28/2017
2017	101	FV	311,100	0	3.1	544,900	856,000	856,000	Year End Roll	9/29/2016
2016	101	FV	308,100	0	3.1	529,700	837,800	837,800	Year End Roll	1/14/2016
2015	101	FV	302,000	0	3.1	492,900	794,900	794,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS ROAD REA	22408-15		9/18/1992		362,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/25/2013	5565	WOOD STO		C				pellet burning woo
4/8/1999	1673	WDK	8,000	C	6/2/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPCTD	607	
6/27/1994	FIELDREV CHG	600	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	16 - STONE VE 25%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 50%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

INTERIOR INFORMATION

Phys Cond:	GD - Good	22.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.8%

DEPRECIATION

Basic \$ / SQ:	118.00
Size Adj.:	1.05596638
Const Adj.:	1.01757491
Adj \$ / SQ:	126.794
Other Features:	63333
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	563829
Depreciation:	128553
Depreciated Total:	435276

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	830936.8316
Juris. Factor:		Before Depr:	139.47	
Special Features:	0	Val/Su Net:	75.86	
Final Total:	435300	Val/Su SzAd	221.98	

COMPARABLE SALES

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
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SPEC FEATURES/YARD ITEMS

More:	N
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BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

COMMENTS

APT IN BASEMENT HAS 1 BATH, 1 BED, KITCHEN AND LIVING ROOM .

RESIDENTIAL GRID

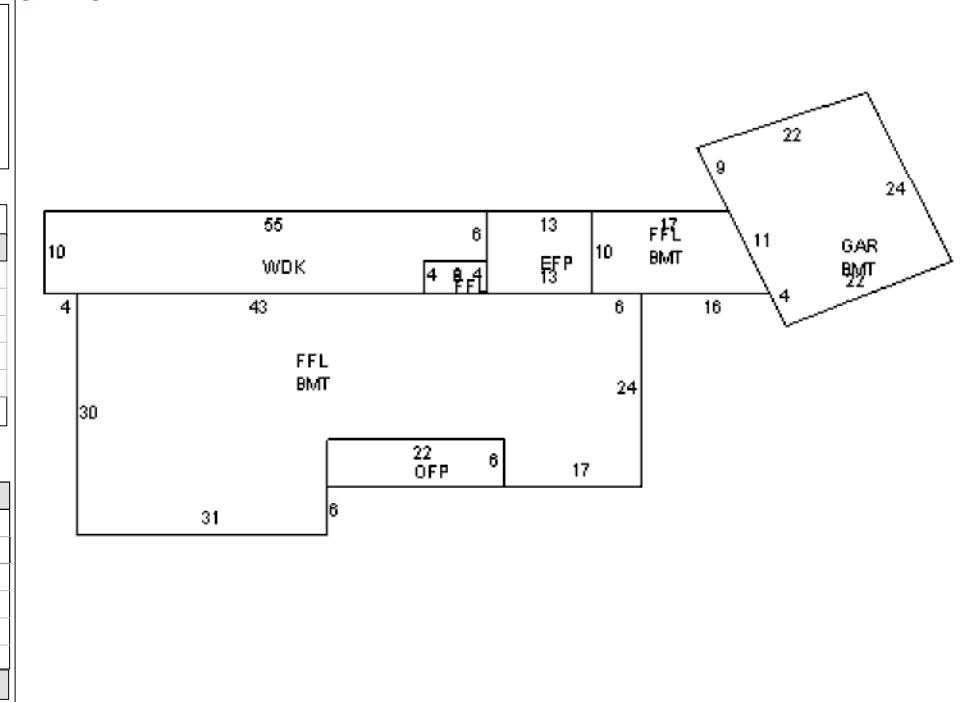
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	9	BR:	5	Baths:	3	HB					

REMODELING

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	9	5	1

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,463	67.360	165,906	
FFL	1ST FLOOR	1,961	126.790	248,643	
GAR	GARAGE	534	36.000	19,224	
WDK	WOOD DECK	518	17.000	8,807	
OFF	OPEN PORCH	132	15.000	1,980	
FFP	ENCL PORCH	130	36.000	4,680	
Net Sketched Area:		5,738	Total:	449,239	
Size Ad	1961	Gross Area	5738	FinArea	3808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

112 32 0

More:	N	Total Yard Items:		Total Special Features:		Total:	
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