



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		BROOKS RD, LINCOLN
Unit #:		
Owner 1: MITRA ANASUYA		
Owner 2:		
Owner 3:		
Street 1: 23 BROOKS RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1308	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	312,300		1.610	674,100	986,400
Total Card			1.610	674,100	986,400
Total Parcel			1.610	674,100	986,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		326.16	/Parcel: 326.16

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

07/13/11
Insp Date

**OWNERSHIP**

Owner 1: GRASSO - MASSIMO P
Owner 2: -
Street 1: 23 BROOKS RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-1308

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,900	0	1.61	609,400	878,300	878,300	Year End Roll	10/19/2021
2021	101	FV	251,400	0	1.61	539,300	790,700	790,700	Year End Roll	10/15/2020
2020	101	FV	249,200	0	1.61	539,300	788,500	788,500	Year End Roll	9/26/2019
2019	101	FV	226,900	0	1.61	522,300	749,200	749,200	Create Final value 2019	6/4/2019
2018	101	FV	226,900	0	1.61	522,300	749,200	749,200	Year End Roll	9/28/2017
2017	101	FV	224,700	0	1.61	493,100	717,800	717,800	Year End Roll	9/29/2016
2016	101	FV	222,400	0	1.61	478,400	700,800	700,800	Year End Roll	1/14/2016
2015	101	FV	218,000	0	1.61	443,000	661,000	661,000	Year End	10/2/2014

**PREVIOUS OWNER**

This Parcel contains 1.61 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1936, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.			
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**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GRASSO, MASSIMO	71329-567		7/17/2018		928,000	No	No	
BRODY JENNIFER	47571-432		5/31/2006	FAMILY	287,000	No	No	
WELCH, NATHANIE	25885-448		12/11/1995		450,000	No	No	
WILLIAM J RIZZO	16093-442		4/8/1985		230,000	No	No	

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018	7000	ROOF	18,790	C				Strip & re-roof dw
3/8/2010	4395	KITCHEN	4,500	C	7/13/2011			reno kit
8/1/2005	3248	W/S FLUE		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/13/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
11/20/2004	M&L COMPLETE	615	
12/11/1995	MEAS/EXT INS	607	

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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		70131		SQUARE FE	PRIME SITE		0	8.75	1.099	R3									674,094						674,100	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.60999	Total SF/SM: 70131.16	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	674,094	SpI Credit	Total:	674,100
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