

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JALET BRIAN N
Owner 2:	JALET KIMBERLY L
Owner 3:	
Street 1:	19 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAIRNS SMITH - SARAH J
Owner 2:	CHRISTENFELD - TIMOTHY H T
Street 1:	50 OLD WINTER STREET
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1694, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,790						2,800	
101	ONE FAM		1.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,060						6,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	288,800	2,400	2.940	708,900	1,000,100
Total Card	288,800	2,400	2.940	708,900	1,000,100
Total Parcel	288,800	2,400	2.940	708,900	1,000,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		418.45	/Parcel: 418.45

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/17/16
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,900	2600	2.94	641,700	894,200	894,200	Year End Roll	10/19/2021
2021	101	FV	273,300	2600	2.94	568,900	844,800	844,800	Year End Roll	10/15/2020
2020	101	FV	277,700	2600	2.94	568,900	849,200	849,200	Year End Roll	9/26/2019
2019	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Create Final value 2019	6/4/2019
2018	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Year End Roll	9/28/2017
2017	101	FV	256,900	2600	2.94	520,900	780,400	780,400	Year End Roll	9/29/2016
2016	101	FV	254,900	2600	2.94	505,700	763,200	763,200	Year End Roll	1/14/2016
2015	101	FV	240,400	2600	2.94	468,900	711,900	711,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CAIRNS SMITH,SA	69972-16		9/22/2017		850,000	No	No	
ROGERS HARRIET	29425-607		11/24/1998		536,000	No	No	
HARRIET ROGERS	21859-314		3/28/1992	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2018	7078	KITCHEN	44,590	C	11/2/2018			Remodel the kitche
12/17/2007	3846	MANUAL	14,000	C	6/12/2008			add insulation & s
12/17/2007	3845	SHED		C	6/12/2008			4x8 shed next to g
5/16/2003	2696	MANUAL	12,000	C	6/17/2003			remodel 2nd fl bat
11/16/1998	1583	MANUAL	7,000	C	6/30/1999			replace sills, etc

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	PERMIT VISIT	622	K Cuoco
11/17/2016	MEAS/EXT INS	4	JG
6/12/2008	MEAS+INSPECTD	100	
5/15/2004	MEAS/EXT INS	615	
6/17/2003	MEAS+INSPECTD	615	
6/30/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPECTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1694	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:		%	
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

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
4	GARAGE/L	D	Y		1400	F	FR	1910	25.20	T	80	101			2,000			2,000
2	SHED/FR	D	Y	1	6x8	A	AV	2008	15.00	T	40	101			400			400

More: N Total Yard Items: 2,400 Total Special Features: Total: 2,400

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.0%

CALC SUMMARY

Basic \$ / SQ:	114.00
Size Adj.:	1.00104606
Const Adj.:	0.99970198
Adj \$ / SQ:	114.085
Other Features:	61500
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	444255
Depreciation:	155489
Depreciated Total:	288766

COMMENTS

DANIEL BROOKS HSE. 11/16 EST UAT= AC IN WNDW.

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	7	BR	3	Bath	2	HB					

REMODELING

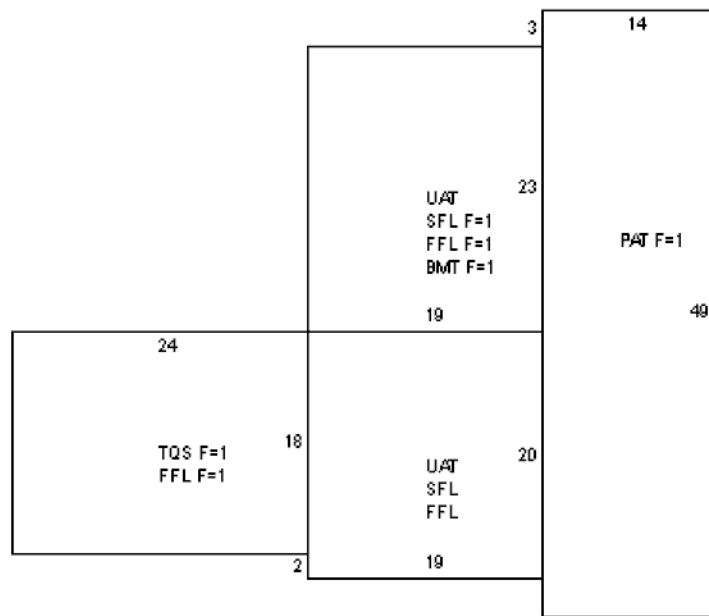
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	807745.7556
Juris. Factor:		Before Depr:			136.90
Special Features:	0	Val/Su Net:			79.43
Final Total:	288800	Val/Su SzAd			120.84

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,249	114.090	142,492	
SFL	2ND FLOOR	817	114.090	93,208	
PAT	PATIO	686	14.000	9,604	
BMT	BASEMENT	437	28.520	12,464	
TQS	3/4 STORY	324	114.090	36,964	
UAT	UNF ATTIC	123	114.090	13,981	
Net Sketched Area:		3,636	Total:	308,713	
Size Ad	2390	Gross Area	4438	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

