

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BROOKS HL, LINCOLN

OWNERSHIP

Owner 1:	ALDEN SABRA D
Owner 2:	ALDEN JAMES M
Owner 3:	
Street 1:	6 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1982, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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 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	9.25	1.000	R4									740,000						740,000	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,920						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	775,400		1.837	740,000	1,515,400
132			1.820	10,900	10,900
Total Card	775,400		3.657	750,900	1,526,300
Total Parcel	775,400		3.657	750,900	1,526,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		382.80	/Parcel: 382.80

Legal Description	User Acct
Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/11/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	706,600	0	3.657	695,700	1,402,300	1,402,300	Year End Roll	10/19/2021
2021	101	FV	643,400	0	3.657	650,900	1,294,300	1,294,300	Year End Roll	10/15/2020
2020	101	FV	638,500	0	3.657	674,900	1,313,400	1,313,400	Year End Roll	9/26/2019
2019	101	FV	596,400	0	3.657	657,300	1,253,700	1,253,700	Create Final value 2019	6/4/2019
2018	101	FV	596,400	0	3.657	657,300	1,253,700	1,253,700	Year End Roll	9/28/2017
2017	101	FV	582,200	0	3.657	650,900	1,233,100	1,233,100	Year End Roll	9/29/2016
2016	101	FV	564,300	0	3.657	632,500	1,196,800	1,196,800	Year End Roll	1/14/2016
2015	101	FV	559,600	0	3.657	586,100	1,145,700	1,145,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASSANO MICHAEL	29229-366		10/15/1998		785,000	No	No			
BICKFORD, HELEN	24970-375		11/2/1994		425,000	No	No			
BICKFORD, HELEN	16395-549		8/29/1985	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/27/2016	6410	SOLAR PA		C	7/5/2016			
8/2/2011	4809	KITCHEN	34,000	C	6/11/2012			remodel kit
5/31/2006	3446	WDK	42,000	C				Construct farmers
3/20/1998	1360	RENOVATI	41,000	C	6/2/1998			ALSO BATH 100% 7/1
2/27/1996	900-96	RENOVATI	28,000	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
4/9/1999	MEAS+INSPCTD	600	
6/2/1998	MEAS/EXT INS	602	
1/13/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

