

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CALLOW III ALLAD D
Owner 2:	CALLOW JESSICA BURKE
Owner 3:	
Street 1:	8 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

**PREVIOUS OWNER**

Owner 1:	CHICKLES - COLIN
Owner 2:	CHICKLES - SHELDA
Street 1:	8 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

**NARRATIVE DESCRIPTION**

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	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	685,000		1.837	740,000	1,425,000
132			1.820	10,900	10,900
Total Card	685,000		3.657	750,900	1,435,900
Total Parcel	685,000		3.657	750,900	1,435,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		348.52	/Parcel: 348.52

Legal Description	User Acct
378 Cluster Subdivision 1/19 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
	06/25/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	610,100	0	3.657	695,700	1,305,800	1,305,800	Year End Roll	10/19/2021
2021	101	FV	553,700	0	3.657	650,900	1,204,600	1,204,600	Year End Roll	10/15/2020
2020	101	FV	549,300	0	3.657	674,900	1,224,200	1,224,200	Year End Roll	9/26/2019
2019	101	FV	511,600	0	3.657	657,300	1,168,900	1,168,900	Create Final value 2019	6/4/2019
2018	101	FV	511,600	0	3.657	657,300	1,168,900	1,168,900	Year End Roll	9/28/2017
2017	101	FV	498,600	0	3.657	650,900	1,149,500	1,149,500	Year End Roll	9/29/2016
2016	101	FV	482,900	0	3.657	632,500	1,115,400	1,115,400	Year End Roll	1/14/2016
2015	101	FV	478,600	0	3.657	586,100	1,064,700	1,064,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHICKLES, COLIN	62106-158		6/26/2013		1,160,000	No	No			
KOUPAS WILLIAM	34066-114		11/15/2001		875,000	No	No			
FINE HOMES REAL	14875-314		1/27/1983		235,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2022	R-22-0041	MANUAL	4,157	C				Weatherization & a
4/18/2019	R-19-0034	WDK	37,000	C				Redo existing deck
9/6/2012	5154	RENOVATI	70,000	C	6/25/2013			remodel 3 & 1/2 ba
6/29/2011	4777	RENOVATI	34,000	C	6/11/2012			inter bth reno & r
2/15/2007	3615	RENOVATI	69,000	C	5/23/2007			Kitch remodel;coc

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_



**USER DEFINED**

Prior Id # 1:	16 17 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

