

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI LIN
Owner 2:	SU JUDY
Owner 3:	
Street 1:	10 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LIPSON - FRAN
Owner 2:	-
Street 1:	10 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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 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		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	531,300	600	1.837	740,000	1,271,900	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.810	10,900	10,900	
Total Card	531,300	600	3.647	750,900	1,282,800	Entered Lot Size
Total Parcel	531,300	600	3.647	750,900	1,282,800	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		360.59	/Parcel: 360.59	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,300	1000	3.647	695,700	1,151,000	1,151,000	Year End Roll	10/19/2021
2021	101	FV	429,200	1000	3.647	650,900	1,081,100	1,081,100	Year End Roll	10/15/2020
2020	101	FV	422,500	1000	3.647	674,900	1,098,400	1,098,400	Year End Roll	9/26/2019
2019	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Create Final value 2019	6/4/2019
2018	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Year End Roll	9/28/2017
2017	101	FV	412,500	1000	3.647	650,900	1,064,400	1,064,400	Year End Roll	9/29/2016
2016	101	FV	409,200	1000	3.647	632,500	1,042,700	1,042,700	Year End Roll	1/14/2016
2015	101	FV	399,200	1000	3.647	586,100	986,300	986,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIPSON,FRAN	68958-295		3/1/2017		980,000	No	No			
WEBSTER, PETER	21427-173		9/20/1991		440,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2022	R-22-0147	SKYLIGHT	8,600	C				Replace existing s
11/20/2018	7260	SHEET MT	16,755	C				Sheet metal work t
10/3/2008	4060	TEMPORAR		C				tent 10/16-10/19
4/8/2008	3908	TEMPORAR		C				tent 20x40 5-22 to
1/16/2008	3871	RENO-ADD	50,000	C	5/29/2008			kit addition & ren
11/30/2007	3830	RENOVATI	60,000	C	5/29/2008			kit,screen prch, d

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
4/22/2006	MEAS/EXT INS	615	
5/10/1996	MEAS+INSPCTD	606	
1/11/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	16 17 4
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:	

