

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

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.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		70131		SQUARE FE	PRIME SITE		0	9.5	1.099	R3									731,873						731,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	340,300		1.610	731,900	1,072,200
Total Card	340,300		1.610	731,900	1,072,200
Total Parcel	340,300		1.610	731,900	1,072,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		354.53	/Parcel: 354.53

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	312,300	0	1.61	674,100	986,400	986,400	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	15 7 0
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:	

PRINT

Date	Time
09/13/23	18:20:15

LAST REV

Date	Time
08/14/18	11:32:48
blakeley	
789	

EXTERIOR INFORMATION

Type:	19 - RANCH	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1936	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:	A - ABV AVG		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

COMMENTS

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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												
RMs:	13	BRs:	4	Baths:	3	HB:						

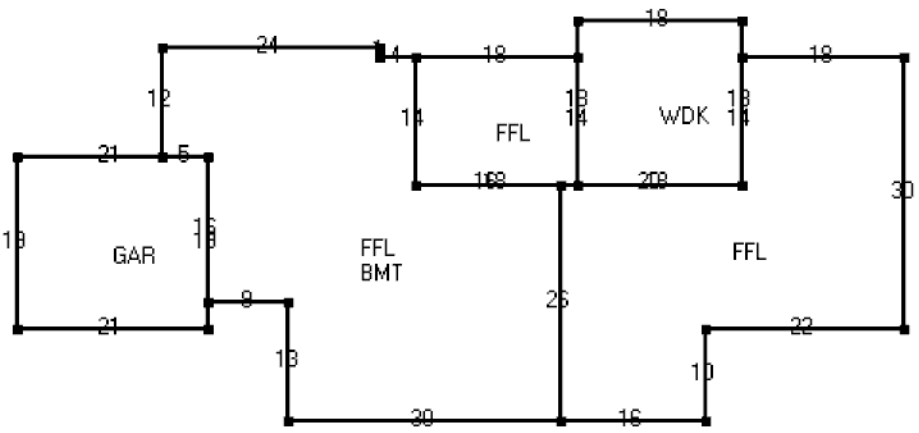
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	4	
Totals			
1	13	4	

SKETCH



CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	0.98346305
Const Adj.:	1.01999998
Adj \$ / SQ:	131.410
Other Features:	60250
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	523543
Depreciation:	183240
Depreciated Total:	340303

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WTAV\$/SQ, AvRate, Ind.Val

WtAv\$/SQ:		AvRate:		Ind.Val	311800.0000
Juris. Factor:		Before Depr:			144.55
Special Features:	0	Val/Su Net:			74.12
Final Total:	340300	Val/Su SzAd:			132.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,570	131.410	337,725	
BMT	BASEMENT	1,298	44.350	57,568	
GAR	GARAGE	399	36.000	14,364	
WDK	WOOD DECK	324	18.650	6,042	
Net Sketched Area:		4,591	Total:	415,699	
Size Ad	2570	Gross Area	4591	FinArea	3024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

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	

PARCEL ID

112 33 0

IMAGE

AssessPro Patriot Properties, Inc

