

Map Lot Sublot **Building** **Unit** **CARD**

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TURNER ASHBY CLAY
Owner 2:	LYNCH JESSICA
Owner 3:	
Street 1:	41 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1309 Type:

PREVIOUS OWNER

Owner 1:	BETHONEY - JESSICA
Owner 2:	-
Street 1:	41 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1309

NARRATIVE DESCRIPTION

This parcel contains 2.46 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 2010, having primarily CLAPBOARD Exterior and 4580 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									21,805						21,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.460	1,209,900	1,200	820,200	2,031,300
Total Card 2.460 1,209,900 1,200 820,200 2,031,300					
Total Parcel 2.460 1,209,900 1,200 820,200 2,031,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		443.56	/Parcel: 443.56

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,135,200	1100	2.46	797,000	1,933,300		Year End Roll	12/2/2024
2024	101	FV	1,074,700	1100	2.46	778,700	1,854,500		Year end	11/9/2023
2023	101	FV	903,300	1100	2.46	718,700	1,623,100	1,623,100	Year end	11/3/2022
2022	101	FV	831,900	1500	2.46	651,500	1,484,900	1,484,900	Year End Roll	10/19/2021
2021	101	FV	805,800	1500	2.46	578,700	1,386,000	1,386,000	Year End Roll	10/15/2020
2020	101	FV	723,500	1500	2.46	578,700	1,303,700	1,303,700	Year End Roll	9/26/2019
2019	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Create Final va	6/4/2019
2018	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BETHONEY, JESSIC	80668-505		9/2/2022		2,220,000	No	No		
MERETZKY STEVEN	53782-79		11/3/2009		825,000	No	No		
JOSEPH ROGERS	21386-461		8/29/1991		385,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2023	R-23-0064	FINISH B	115,000	C	8/1/2023			Finish basement -
11/23/2010	4614	SHED	3,000	C	5/2/2012			install 10x12 gard
7/22/2010	4529	NEW HOME	750,000	C	6/16/2012			single family home
6/15/2010	4482	DEMOLITI		C				demo bldg into fou
6/20/2006	3464	RENOVATI	102,547	C	5/20/2008			Remodel kit & inte
8/30/2004	3020	WDK	16,000	C	4/30/2005			remove old and bui

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2012	MEAS+INSPCTD	25	D ERSKINE
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	
5/16/2007	MEAS+INSPCTD	100	
4/30/2005	MEAS+INSPCTD	615	
1/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	12 14 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:	
CivilDistrict:	
Ratio:	

