

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEREZ TR LORENZO
Owner 2:	L.A.M.B. TRUST
Owner 3:	
Street 1:	16 MUNNINGS DRIVE
Street 2:	
Twn/City:	SUDBURY
St/Prov:	MA Cntry Own Occ: Y
Postal:	01776 Type:

PREVIOUS OWNER

Owner 1:	VERMA - SANJEEV
Owner 2:	VERMA - GIRIJA C
Street 1:	39 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2000, having primarily CLAPBOARD Exterior and 4737 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									805						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.860	1,089,900	3,100	799,200	1,892,200
Total Card 1.860 1,089,900 3,100 799,200 1,892,200					
Total Parcel 1.860 1,089,900 3,100 799,200 1,892,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 399.45		/Parcel: 399.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,015,300	0	1.86	776,000	1,791,300		Year End Roll	12/2/2024
2024	101	FV	1,001,800	0	1.86	760,700	1,762,500		Year end	11/9/2023
2023	101	FV	995,100	0	1.86	700,700	1,695,800	1,695,800	Year end	11/3/2022
2022	101	FV	896,800	0	1.86	633,500	1,530,300	1,530,300	Year End Roll	10/19/2021
2021	101	FV	842,700	0	1.86	560,700	1,403,400	1,403,400	Year End Roll	10/15/2020
2020	101	FV	835,900	0	1.86	560,700	1,396,600	1,396,600	Year End Roll	9/26/2019
2019	101	FV	760,500	0	1.86	543,100	1,303,600	1,303,600	Create Final va	6/4/2019
2018	101	FV	760,500	0	1.86	543,100	1,303,600	1,303,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERMA,SANJEEV	81197-432		1/26/2023		1,950,000	No	No		
PETTY JOHN B,	44177-488		11/29/2004		1,245,000	No	No		
LUND JUDITH A T	31512-297		6/15/2000		904,000	No	No		
MACKENZIE ALEXA	29764-363		1/19/1999	CONVENIENC	99	Yes	No		
CORMACK ALLAN M	29764-360		12/8/1998	CHANGE IN US	300,000	Yes	No		
CORMACK, BARBAR	27141-561		3/19/1997	CONVENIENC	1	Yes	No		
CORMACK ALLAN M	18813-266		1/12/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2013	5388	RENOVATI	19,800	C	5/20/2014			remodel bath
9/28/2007	3778	FINISH B	65,000	C	6/12/2008			bth & playroom;CoC
6/3/1999	1726	NEW HOME	335,440	C	6/25/2000			6/25/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2008	MEAS+INSPCTD	100	
5/18/2005	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	12 15 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:	

