

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTHY DONALD I
Owner 2:	MCCARTHY NANINE
Owner 3:	LAKE BOONE ICE CO
Street 1:	34 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1995, having primarily WOOD SHING Exterior and 3279 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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		43560		SQUARE FE	PRIME SITE		0	9.98	1.59	R3									689,297						689,300	

Total AC/HA:	1.00000	Total SF/SM:	43560	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	689,297	SpI Credit	Total:	689,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	676,600	21,300	689,300	1,387,200
Total Card	1.000	676,600	21,300	689,300	1,387,200
Total Parcel	1.000	676,600	21,300	689,300	1,387,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		423.06	/Parcel: 423.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	638,700	20000	1.	669,300	1,328,000		Year End Roll	12/2/2024
2024	101	FV	629,400	20000	1.	656,100	1,305,500		Year end	11/9/2023
2023	101	FV	624,800	20000	1.	604,300	1,249,100	1,249,100	Year end	11/3/2022
2022	101	FV	549,500	26200	1.	546,300	1,122,000	1,122,000	Year End Roll	10/19/2021
2021	101	FV	494,900	26200	1.	483,500	1,004,600	1,004,600	Year End Roll	10/15/2020
2020	101	FV	490,500	26200	1.	483,500	1,000,200	1,000,200	Year End Roll	9/26/2019
2019	101	FV	453,800	26200	1.	468,300	948,300	948,300	Create Final va	6/4/2019
2018	101	FV	453,800	26200	1.	468,300	948,300	948,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAIRVIEW REALTY	24474-214		4/21/1994	OTHER	100,000	Yes	No		NOT LISTED, NO BROKR
COMM. OF MASS.	24317-392		3/1/1994	SUBSEQUENT S	215,000	Yes	No		8 LOTS SOLD
	12794-623		12/31/1940			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2006	3386	RENOVATI	20,000	C	6/12/2008			porch-4 season por
1/10/1997	1115-97	GARAGE	25,000	C	4/3/1999			3/17/98 75%
10/26/1994	604-94	NEW HOME	200,000	C	3/17/1998			95% 3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
6/12/2008	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
4/3/1999	MEAS/EXT INS	602	
3/17/1998	MEAS+INSPCTD	602	
6/25/1997	MEAS/EXT INS	602	
9/18/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	12 17 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:	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 112 27 0

Date	Time
09/26/25	14:50:49
Date	Time
04/26/18	13:16:56
apro	
539	

PAT ACCT.

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