Total Card / Total Parcel

APPRAISED:	936,900 / 936,900
USE VALUE:	936,900 / 936,900
ASSESSED:	936,900 / 936,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CROSBY MARK E
Owner 2:	CROSBY SARAH T
Owner 3:	
Street 1:	36 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773	Type:

PREVIOUS OWNER

Owner 1:	Griffin - Christopher J
Owner 2:	-
Street 1:	36 Brooks Rd
Twn/City:	Lincoln
St/Prov: MA	Cntry
Postal: 01773

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily CLAPBOARD Exterior and 1974 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	240,100	7,500	689,300	936,900
Total Card	1.000	240,100	7,500	689,300	936,900
Total Parcel	1.000	240,100	7,500	689,300	936,900

Source: Market Adj Cost Total Value per SQ unit /Card: 474.57 /Parcel: 474.57

Legal Description

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

Insp Date: 12/13/24

PREVIOUS ASSESSMENT

Parcel ID: 112 28 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	215,100	7000	1.	669,300	891,400		Year End Roll	12/2/2024
2024	101	FV	209,600	7000	1.	656,100	872,700		Year end	11/9/2023
2023	101	FV	191,500	7000	1.	604,300	802,800	802,800	Year end	11/3/2022
2022	101	FV	169,800	7000	1.	546,300	723,100	723,100	Year End Roll	10/19/2021
2021	101	FV	155,100	7000	1.	483,500	645,600	645,600	Year End Roll	10/15/2020
2020	101	FV	153,600	7000	1.	483,500	644,100	644,100	Year End Roll	9/26/2019
2019	101	FV	138,900	7000	1.	468,300	614,200	614,200	Create Final va	6/4/2019
2018	101	FV	138,900	7000	1.	468,300	614,200	614,200	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Griffin,Christo	60974-462		1/15/2013		575,000	No	No		
LO STEVEN SHIH	41634-303		12/18/2003		530,000	No	No		
SPEAKMAN, CUMMI	9876-527		8/1/1961		25,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2013	5356	ROOF	11,800	C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
3/25/2014	SALES INSP	618	G BOURGAULT
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/5/1995	MEAS+INSPCTD	607	

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

PRINT

Date	Time
09/26/25	14:50:57

LAST REV

Date	Time
01/07/25	09:09:05
apro	

PAT ACCT.: 540

!540!

USER DEFINED

Prior Id # 1:	12 18 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:	

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 Influ	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 | Spl Credit | Total: 689,300 |

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Field	Value
Grade:	C - AVERAGE
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
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

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

OTHER FEATURES

Field	Value		Rating
Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	AG - Avg-Good	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31.5	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	144.00
Size Adj.:	1.21224964
Const Adj.:	1.00979996
Adj $ / SQ:	176.275
Other Features:	38500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350485
Depreciation:	110403
Depreciated Total:	240082

COMMENTS

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: 7			BRs: 4		Baths: 2			HB			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
	Totals		
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 523301.4227
Juris. Factor:		Before Depr:	176.27
Special Features:	0	Val/Su Net:	93.61
Final Total:	240100	Val/Su SzAd	184.98

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,298	176.270	228,805
BMT	BASEMENT	1,127	70.510	79,465
OFP	OPEN PORCH	70	16.050	1,124
WDK	WOOD DECK	70	37.030	2,592
	Net Sketched Area: 2,565		Total:	311,986
Size Ad	1298	Gross Area	2565 FinArea	1974

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 112 28 0

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
3	GARAGE	D	Y	1	22x22	A	AV	1952	38.52	T	60	101			7,500			7,500

More: N	Total Yard Items:	7,500	Total Special Featues:		Total:	7,500