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1 of 2

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,183,700 / 1,312,300
USE VALUE: 1,183,700 / 1,312,300
ASSESSed: 1,183,700 / 1,312,300

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 42, BROOKS RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal. Row 1: FLANNERY TR STACEY M, LINCOLN, MA, 01773-1313

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal. Row 1: FLANNERY STACEY M -

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1955, having primarily VINYL Exterior and 3635 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Rows: Z R-1 Single Fam 100 water A SEPTIC, o Sewer, n Electri, Census: Exmpt, Flood Haz:, D s t Topo Street 1 PAVED Gas: 4 MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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. Rows: 101 ONE FAM 80000 SQUARE FE PRIME SITE 0 9.98 1.00 R3 798,400, 101 ONE FAM 0.003 ACRES EXCESS ACRE 0 35,000. 1.00 R3 105 100

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Rows: 101 1.840 385,200 798,500 1,183,700. Total Card 1.840 385,200 798,500 1,183,700. Total Parcel 1.840 513,800 798,500 1,312,300. Source: Market Adj Cost Total Value per SQ unit /Card: 325.64 /Parcel: 289.37

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows: 2025 101 FV 485,900 0 1.84 775,300 1,261,200 Year End Roll 12/2/2024. 2024 101 FV 479,700 0 1.84 760,100 1,239,800 Year end 11/9/2023. 2023 101 FV 477,100 0 1.84 700,100 1,177,200 Year end 11/3/2022. 2022 101 FV 451,300 0 1.84 632,900 1,084,200 Year End Roll 10/19/2021. 2021 101 FV 435,800 0 1.84 560,100 995,900 Year End Roll 10/15/2020. 2020 101 FV 433,100 0 1.84 560,100 993,200 Year End Roll 9/26/2019. 2019 101 FV 410,300 0 1.84 542,500 952,800 Create Final va 6/4/2019. 2018 101 FV 410,300 0 1.84 542,500 952,800 Year End Roll 9/28/2017

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Rows: FLANNERY STACEY 44450-343 1/10/2005 CONVENIENC 1 No No. FLANNERY CONSTA 43104-583 6/22/2004 FAMILY 218,648 No No. FLANNERY, RALPH 11361-725 7/1/1967 FAMILY No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Rows: 4/23/2018 7040 MANUAL 8,200 C Framing for an exi. 7/3/2012 5086 WINDOWS 2,818 C install 2 wind & 1. 2/16/2010 4383 MANUAL 2,230 C install 4 replacem. 3/4/1999 1653 APARTMEN 30,000 C 5/29/2000 5/29/00 100%

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Rows: 12/13/2024 MEAS/EXT INS 6 JN. 11/8/2018 PERMIT VISIT 622 K Cuoco. 10/1/2013 MEAS/EXT INS 25 D ERSKINE. 5/12/2007 MEAS/EXT INS 616 D MANZELLO. 5/29/2000 MEAS+INSPCTD 611. 6/23/1999 MEAS+INSPCTD 602. 12/5/1995 MEAS+INSPCTD 607

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id #, Date, Time. Rows: Prior Id # 1: 12.20.0. 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: .

