

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLANNERY TR STACEY M	
Owner 2:		
Owner 3:	42 BROOKS ROAD REALTY TRUST	
Street 1:	42 BROOKS RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1313	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1999, having primarily CONC BLOCK Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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

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		0		NO UNITS	NOLAND		0	0.	0.00	R3																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:		Spl Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	128,600			128,600
Total Card		0.000	128,600		128,600
Total Parcel		1.840	513,800	798,500	1,312,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 142.89		/Parcel: 289.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson

Sign: VERIFICATION OF VISIT NOT DATA

Total:		Spl Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

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:	

PRINT

Date	Time
09/26/25	14:51:17

LAST REV

Date	Time
07/16/19	15:30:41

apro	543
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ASR Map:	
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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