



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		SOUTH BROOK RD, LINCOLN

OWNERSHIP

Owner 1:	NEURATH PAUL
Owner 2:	NEURATH KAREN S
Owner 3:	
Street 1:	3 SOUTH BROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4603

PREVIOUS OWNER

Owner 1:	LEVY - DAVID S
Owner 2:	LEVY - KARIN C
Street 1:	3 SOUTH BROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4603

NARRATIVE DESCRIPTION

This parcel contains 3.79 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily CLAPBOARD Exterior and 3411 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400					958,400		
101	ONE FAM		1.083		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									37,905					37,900		
132	UNDEV		0.87		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									6,090					6,100	Cons Restr	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.870			6,100	6,100
101	2.920	1,042,100		996,300	2,038,400
Total Card		3.790	1,042,100	1,002,400	2,044,500
Total Parcel		3.790	1,042,100	1,002,400	2,044,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 599.35		/Parcel: 599.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	961,000	0	3.79	974,400	1,935,400		Year End Roll	12/2/2024
2024	101	FV	923,100	0	3.79	949,700	1,872,800		Year end	11/9/2023
2023	101	FV	797,800	0	3.79	777,700	1,575,500	1,575,500	Year end	11/3/2022
2022	101	FV	678,200	0	3.79	722,500	1,400,700	1,400,700	Year End Roll	10/19/2021
2021	101	FV	644,800	0	3.79	677,700	1,322,500	1,322,500	Year End Roll	10/15/2020
2020	101	FV	634,100	0	3.79	701,700	1,335,800	1,335,800	Year End Roll	9/26/2019
2019	101	FV	646,800	0	3.79	684,100	1,330,900	1,330,900	Create Final va	6/4/2019
2018	101	FV	646,800	0	3.79	684,100	1,330,900	1,330,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY,DAVID S	82906-460		6/20/2024		2,131,000	No	No		
HAMILTON TIMOTH	34579-350		1/15/2002		1,190,000	No	No		
CARR, FREDERICK	26648-247		9/6/1996	CHD>SALE	637,000	No	No		2ND PAR 123-3-21
CRAIG CHAMPION	16124-208		4/25/1985		149,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2025	R-25-0020	INSULATI	3,335	C				Insulation
5/29/2008	3950	RENOVATI	62,000	C	6/2/2009			reno kit/replace v
11/8/1996	1081-96	MANUAL	15,000	C	5/29/1997			FNSH AT

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
6/2/2009	MEAS+INSPCTD	25	D ERSKINE
7/7/2008	MEAS+INSPCTD	25	D ERSKINE
9/15/2001	M&L COMPLETE	615	
5/29/1997	MEAS/EXT INS	602	
3/5/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

