

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIMEONOV SIMEON
Owner 2:	ALNOT PYRRA
Owner 3:	
Street 1:	4 SOUTH BROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4603 Type:

PREVIOUS OWNER

Owner 1:	COLTON PAUL -
Owner 2:	GILLIKIN SHANNON -
Street 1:	210 OLD COUNTY RD EX
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4603

NARRATIVE DESCRIPTION

This parcel contains 3.017 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily CLAPBOARD Exterior and 3271 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 3 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		0.69		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,830						4,800	Wetland
132	UNDEV		0.49		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									3,430						3,400	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.490			3,400	3,400
101	2.527	1,160,500	13,000	963,200	2,136,700
Total Card	3.017	1,160,500	13,000	966,600	2,140,100
Total Parcel	3.017	1,160,500	13,000	966,600	2,140,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		654.22	/Parcel: 654.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,073,800	12200	3.017	938,600	2,024,600		Year End Roll	12/2/2024
2024	101	FV	1,032,400	12200	3.017	919,000	1,963,600		Year end	11/9/2023
2023	101	FV	903,100	12200	3.017	747,000	1,662,300	1,662,300	Year end	11/3/2022
2022	101	FV	796,600	18300	3.017	691,800	1,506,700	1,506,700	Year End Roll	10/19/2021
2021	101	FV	763,800	18300	3.017	647,000	1,429,100	1,429,100	Year End Roll	10/15/2020
2020	101	FV	752,500	18300	3.017	671,000	1,441,800	1,441,800	Year End Roll	9/26/2019
2019	101	FV	768,200	18300	3.017	653,400	1,439,900	1,439,900	Create Final va	6/4/2019
2018	101	FV	768,200	18300	3.017	653,400	1,439,900	1,439,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLTON PAUL,	31288-486		4/5/2000	PARTIAL INTR	1,300,000	No	No		
CHAMPION CRAIG,	30603-158		8/30/1999	PARTIAL INTR	1,200,000	No	No		INCLUDES 123-3-31
OLD COUNTY RD R	16055-28		3/14/1985		198,313	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2022	R-22-0207	MANUAL	32,000	C	11/4/2022			Repair front entra
10/28/2015	6264	ROOF	42,000	C				Strip & re-roof 54

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	INFO AT DOOR	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
3/1/2000	MEAS+INSPCTD	600	
3/5/1996	MEAS/EXT INS	606	
9/14/1995	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	123 3 3
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:	

