

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALKER MARK A
Owner 2:	WALKER SANDRA BERLIN
Owner 3:	
Street 1:	5 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.17 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1991, having primarily CLAPBOARD Exterior and 2967 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		50965		SQUARE FE	PRIME SITE		0	9.98	1.40	R3									711,468						711,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.170	542,500	1,200	711,500	1,255,200
Total Card 1.170 542,500 1,200 711,500 1,255,200					
Total Parcel 1.170 542,500 1,200 711,500 1,255,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		423.05	/Parcel: 423.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	513,600	1100	1.17	690,800	1,205,500		Year End Roll	12/2/2024
2024	101	FV	506,900	1100	1.17	677,200	1,185,200		Year end	11/9/2023
2023	101	FV	503,500	1100	1.17	623,800	1,128,400	1,128,400	Year end	11/3/2022
2022	101	FV	448,400	1800	1.17	563,900	1,014,100	1,014,100	Year End Roll	10/19/2021
2021	101	FV	429,300	1800	1.17	499,000	930,100	930,100	Year End Roll	10/15/2020
2020	101	FV	425,900	1800	1.17	449,100	876,800	876,800	Year End Roll	9/26/2019
2019	101	FV	405,400	1800	1.17	410,800	818,000	818,000	Create Final va	6/4/2019
2018	101	FV	405,400	1600	1.17	410,800	817,800	817,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIXON, GEORGE L	26909-315		12/17/1996		445,500	No	No		
GEORGE L. DIXON	21580-533		12/3/1991	FAMILY		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/4/1995	MEAS+INSPCTD	607	
2/5/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15 12 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:	

