

112

40

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

922,900 /

USE VALUE:

922,900 /

922,900

ASSESSed:

922,900 /

922,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DRUMMOND DARYL
Owner 2:	DRUMMOND JACKIE
Owner 3:	
Street 1:	1 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

PREVIOUS OWNER

Owner 1:	DIXON RUSSELL J TR -
Owner 2:	DIXON FAMILY TRUST -
Street 1:	1 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1940, having primarily CLAPBOARD Exterior and 2390 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

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		41817		SQUARE FE	PRIME SITE		0	8.76	1.64	R2									600,456						600,500	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	600,456	SpI Credit	Total:	600,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	316,900	5,500	600,500	922,900
Total Card	0.960	316,900	5,500	600,500	922,900
Total Parcel	0.960	316,900	5,500	600,500	922,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		386.23	/Parcel: 386.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	296,900	1500	.96	594,300	892,700		Year End Roll	12/2/2024
2024	101	FV	295,100	1500	.96	582,600	879,200		Year end	11/9/2023
2023	101	FV	256,800	1500	.96	548,400	806,700	806,700	Year end	11/3/2022
2022	101	FV	224,300	1500	.96	497,000	722,800	722,800	Year End Roll	10/19/2021
2021	101	FV	210,100	1500	.96	428,400	640,000	640,000	Year End Roll	10/15/2020
2020	101	FV	187,000	1500	.96	326,400	514,900	514,900	Year End Roll	9/26/2019
2019	101	FV	181,700	1500	.96	294,600	477,800	477,800	Create Final va	6/4/2019
2018	101	FV	181,700	1500	.96	294,600	477,800	477,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIXON RUSSELL J	54784-329		6/4/2010		485,000	No	No		DEATH CERT.BK54784PG326
DIXON RUSSELL J	27523-050		7/30/1997	CONVENIENC		1	No	No	
	8711-92		4/1/1956		16,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2025	R-25-0034	SHED	13,181	C				
10/28/2019	R-19-0187	SOLAR PA	36,728	C				Install 32 roof mo
9/3/2019	R-19-0132	MANUAL	5,000	C				Insulation and air
7/22/2010	4530	WINDOWS	9,279	C				install 18 replace
9/8/2009	4256	RENOVATI	10,000	C	7/28/2010			instal support bea
10/18/2001	2368	ROOF		C				dormer
10/3/1997	1284	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS/EXT INS	622	K Cuoco
7/28/2010	MEAS/EXT INS	25	D ERSKINE
7/15/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	15 13 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:	

Parcel ID 112 40 0

Entered Lot Size

Total Land:

Land Unit Type:

07/28/18

!779!

PRINT

Date	Time
09/26/25	15:15:05

LAST REV

Date	Time
05/15/25	12:16:12

apro

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