Total Card / Total Parcel
APPRAISED: 2,008,700 / 2,008,700
USE VALUE: 2,008,700 / 2,008,700
ASSESSED: 2,008,700 / 2,008,700

PROPERTY LOCATION

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

OWNERSHIP
Unit #:

Owner 1:	KLEIN MAX M
Owner 2:	OAKLANDER ANNE LOUISE
Owner 3:	
Street 1:	14 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	BELLE GENE -
Owner 2:	-
Street 1:	14 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773	

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1963, having primarily CLAPBOARD Exterior and 4674 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	1,202,100	7,700	798,900	2,008,700
Total Card	1.850	1,202,100	7,700	798,900	2,008,700
Total Parcel	1.850	1,202,100	7,700	798,900	2,008,700

Source: Market Adj Cost   Total Value per SQ unit /Card: 429.76   /Parcel: 429.76

Legal Description 3006

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 0
GIS Ref
GIS Ref
Insp Date 05/09/18

Parcel ID 112 14 0

!785!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,106,800	7200	1.85	775,700	1,889,700		Year End Roll	12/2/2024
2024	101	FV	1,094,500	7200	1.85	760,400	1,862,100		Year end	11/9/2023
2023	101	FV	947,900	7200	1.85	700,400	1,655,500	1,655,500	Year end	11/3/2022
2022	101	FV	815,500	7200	1.85	633,200	1,455,900	1,455,900	Year End Roll	10/19/2021
2021	101	FV	754,200	7200	1.85	560,400	1,321,800	1,321,800	Year End Roll	10/15/2020
2020	101	FV	742,000	7200	1.85	560,400	1,309,600	1,309,600	Year End Roll	9/26/2019
2019	101	FV	703,600	7200	1.85	542,800	1,253,600	1,253,600	Create Final va	6/4/2019
2018	101	FV	703,600	7200	1.85	542,800	1,253,600	1,253,600	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLE GENE,	30647-339		9/10/1999	CHD>SALE	400,000	No	No		
CARLETON W. OWE	10873-429		7/19/1965		30,000	No	No		

PAT ACCT. 785

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2022	R-22-0063	WEATHERI	5,000	C	4/11/2022			Weatherization & a
9/4/2018	7185	ROOF	4,200	C				Strip & re-roof dw
9/27/2011	4869	RENOVATI	7,000	C				replace rotten cas
4/18/2002	2475	RENO-ADD	218,000	C	6/28/2003			reno main hse, add
12/27/1999	1344	MANUAL	1,800	C	3/6/2000			bathroom (plumbing

PRINT

Date	Time
09/26/25	15:15:39

LAST REV

Date	Time
06/29/22	10:08:37
blakeley	

USER DEFINED

Prior Id # 1:	15 4 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:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
3/6/2000	MEAS+INSPCTD	600	
11/22/1996	ABATE-INSPEC	600	
5/6/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.01338		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									468						500	

| Total AC/HA: | 1.84993 | Total SF/SM: | 80583 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 798,868 | Spl Credit | Total: | 798,900 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse   2026

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - GOOD (+)
Year Blt: 1963	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated: 100	% AC: 100
Solar HW: NO	Central Vac: NO
% Com Wal 0	% Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	3	GOOD

OTHER FEATURES

Field		Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	20.6	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.93181819
Const Adj.:	1.01999998
Adj $ / SQ:	158.726
Other Features:	98386
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1514014
Depreciation:	311887
Depreciated Total:	1202127

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 6		Baths: 3			HB 1				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	1999
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	
Totals			
1	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	603408.9583

Field	Value		Field	Value
Juris. Factor:			Before Depr:	253.96
Special Features:	0		Val/Su Net:	194.70
Final Total:	1202100		Val/Su SzAd	364.27

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,097	158.730	491,574
LLV	LOWR LEVEL	1,374	198.410	272,612
GAR	GARAGE	1,036	38.520	39,907
OFP	OPEN PORCH	290	16.050	4,654
HST	HALF STORY	203	158.730	32,221
BMT	BASEMENT	174	39.680	6,905
	Net Sketched Area:	6,174	Total:	847,873
Size Ad	3300	Gross Area	6377 FinArea	4674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 112 14 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	24X20	A	AV	1963	38.52	T	60	101			7,400			7,400
2	SHED/FR	D	Y	1	6X10	A	AV	1963	16.05	T	70	101			300			300

More: N		Total Yard Items:	7,700	Total Special Featues:		Total:	7,700