

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LARSEN ERIK
Owner 2:	CHUN JEANNIE
Owner 3:	
Street 1:	20 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COLLINS - JOHN B
Owner 2:	COLLINS - SYLVA H
Street 1:	5 ARROWHEAD RD
Twn/City:	WESTPORT
St/Prov:	CT Cntry
Postal:	06880

NARRATIVE DESCRIPTION

This parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily CLAPBOARD Exterior and 2993 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,355						5,400	

Total AC/HA:	1.98955	Total SF/SM:	86665	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	803,755	SpI Credit	Total:	803,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.990	470,500	900	803,800	1,275,200
Total Card 1.990 470,500 900 803,800 1,275,200					
Total Parcel 1.990 470,500 900 803,800 1,275,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		426.03	/Parcel: 426.03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	446,400	800	1.99	780,600	1,227,800		Year End Roll	12/2/2024
2024	101	FV	440,900	800	1.99	764,600	1,206,300		Year end	11/9/2023
2023	101	FV	438,200	800	1.99	704,600	1,143,600	1,143,600	Year end	11/3/2022
2022	101	FV	398,300	800	1.99	637,400	1,036,500	1,036,500	Year End Roll	10/19/2021
2021	101	FV	395,200	800	1.99	564,600	960,600	960,600	Year End Roll	10/15/2020
2020	101	FV	392,400	800	1.99	564,600	957,800	957,800	Year End Roll	9/26/2019
2019	101	FV	372,200	800	1.99	547,000	920,000	920,000	Create Final va	6/4/2019
2018	101	FV	372,200	800	1.99	547,000	920,000	920,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS,JOHN B	68769-268		1/17/2017		935,000	No	No		
SICKELS,RICHARD	63294-198		2/21/2014		858,000	No	No		
SCHEUER, HARRY	25458-389		6/30/1995		379,000	No	No		NOT LISTED W/BROKER
CATHERINE SCHEU	12800-25		5/27/1975		16,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2024	R-24-0238	WINDOWS	37,500	C				Replace 9 windows
7/1/2015	6139	FINISH B	15,000	C	4/28/2016			Remodel recreation
5/26/2004	2935	RENOVATI	150,000	C	11/20/2004			kit+2nd fl reno, e

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/4/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	15 5 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:	

PRINT

Date	Time
09/26/25	15:15:51

LAST REV

Date	Time
05/14/25	10:36:40

blakeley  
787

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