

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIERCINSKI ROBERT A
Owner 2:	WIERCINSKI SUSAN AHERN
Owner 3:	
Street 1:	29 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1957, having primarily VINYL Exterior and 3808 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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		1.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									36,855						36,900	
101	ONE FAM		0.21		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									1,470						1,500	Wetland

Total AC/HA:	3.09955	Total SF/SM:	135016	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	836,725	SpI Credit	Total:	836,800
--------------	---------	--------------	--------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	514,900		836,800	1,351,700
Total Card	3.100	514,900		836,800	1,351,700
Total Parcel	3.100	514,900		836,800	1,351,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	354.94	/Parcel:	354.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	486,000	0	3.1	813,600	1,299,600		Year End Roll	12/2/2024
2024	101	FV	474,100	0	3.1	792,900	1,267,000		Year end	11/9/2023
2023	101	FV	435,300	0	3.1	732,900	1,168,200	1,168,200	Year end	11/3/2022
2022	101	FV	371,600	0	3.1	665,700	1,037,300	1,037,300	Year End Roll	10/19/2021
2021	101	FV	347,800	0	3.1	592,900	940,700	940,700	Year End Roll	10/15/2020
2020	101	FV	344,700	0	3.1	592,900	937,600	937,600	Year End Roll	9/26/2019
2019	101	FV	314,200	0	3.1	575,300	889,500	889,500	Create Final va	6/4/2019
2018	101	FV	314,200	0	3.1	575,300	889,500	889,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS ROAD REA	22408-15		9/18/1992		362,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2013	5565	WOOD STO		C				pellet burning woo
4/8/1999	1673	WDK	8,000	C	6/2/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPCTD	607	
6/27/1994	FIELDREV CHG	600	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	15 6 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:	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID	112 32 0
PRINT	
Date	09/26/25
Time	15:15:57
LAST REV	
Date	01/03/25
Time	12:40:34
apro	
788	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS ROAD REA	22408-15		9/18/1992		362,000	No	No		

