

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MITRA ANASUYA
Owner 2:	
Owner 3:	
Street 1:	23 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	GRASSO - MASSIMO P
Owner 2:	-
Street 1:	23 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This parcel contains 1.61 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1936, having primarily CLAPBOARD Exterior and 3024 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 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		70131		SQUARE FE	PRIME SITE		0	9.98	1.10	R3									768,855						768,900	

Total AC/HA:	1.60999	Total SF/SM:	70131	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	768,855	SpI Credit	Total:	768,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.610	369,400	1,300	768,900	1,139,600
Total Card	1.610	369,400	1,300	768,900	1,139,600
Total Parcel	1.610	369,400	1,300	768,900	1,139,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		376.81	/Parcel: 376.81

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	348,900	0	1.61	746,500	1,095,400		Year End Roll	12/2/2024
2024	101	FV	340,300	0	1.61	731,900	1,072,200		Year end	11/9/2023
2023	101	FV	312,300	0	1.61	674,100	986,400	986,400	Year end	11/3/2022
2022	101	FV	268,900	0	1.61	609,400	878,300	878,300	Year End Roll	10/19/2021
2021	101	FV	251,400	0	1.61	539,300	790,700	790,700	Year End Roll	10/15/2020
2020	101	FV	249,200	0	1.61	539,300	788,500	788,500	Year End Roll	9/26/2019
2019	101	FV	226,900	0	1.61	522,300	749,200	749,200	Create Final va	6/4/2019
2018	101	FV	226,900	0	1.61	522,300	749,200	749,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRASSO,MASSIMO	71329-567		7/17/2018		928,000	No	No		
BRODY JENNIFER	47571-432		5/31/2006	FAMILY	287,000	No	No		
WELCH, NATHANIE	25885-448		12/11/1995		450,000	No	No		
WILLIAM J RIZZO	16093-442		4/8/1985		230,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018	7000	ROOF	18,790	C				Strip & re-roof dw
3/8/2010	4395	KITCHEN	4,500	C	7/13/2011			reno kit
8/1/2005	3248	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	INFO AT DOOR	6	JN
7/13/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
11/20/2004	M&L COMPLETE	615	
12/11/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	15 7 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	15:16:05

LAST REV

Date	Time
01/03/25	12:49:28

apro 789

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