

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JALET BRIAN N
Owner 2:	JALET KIMBERLY L
Owner 3:	
Street 1:	19 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAIRNS SMITH - SARAH J
Owner 2:	CHRISTENFELD - TIMOTHY H T
Street 1:	50 OLD WINTER STREET
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1694, having primarily CLAPBOARD Exterior and 2390 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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		0.093		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									3,255						3,300	
101	ONE FAM		1.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									7,070						7,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.940	369,100	2,700	808,800	1,180,600
Total Card	2.940	369,100	2,700	808,800	1,180,600
Total Parcel	2.940	369,100	2,700	808,800	1,180,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 493.97		/Parcel: 493.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	348,100	2400	2.94	785,600	1,136,100		Year End Roll	12/2/2024
2024	101	FV	342,000	2400	2.94	768,900	1,113,300		Year end	11/9/2023
2023	101	FV	288,800	2400	2.94	708,900	1,000,100	1,000,100	Year end	11/3/2022
2022	101	FV	249,900	2600	2.94	641,700	894,200	894,200	Year End Roll	10/19/2021
2021	101	FV	273,300	2600	2.94	568,900	844,800	844,800	Year End Roll	10/15/2020
2020	101	FV	277,700	2600	2.94	568,900	849,200	849,200	Year End Roll	9/26/2019
2019	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Create Final va	6/4/2019
2018	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAIRNS SMITH,SA	69972-16		9/22/2017		850,000	No	No		
ROGERS HARRIET	29425-607		11/24/1998		536,000	No	No		
HARRIET ROGERS	21859-314		3/28/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2018	7078	KITCHEN	44,590	C	11/2/2018			Remodel the kitche
12/17/2007	3846	MANUAL	14,000	C	6/12/2008			add insulation & s
12/17/2007	3845	SHED		C	6/12/2008			4x8 shed next to g
5/16/2003	2696	MANUAL	12,000	C	5/15/2004			remodel 2nd fl bat
11/16/1998	1583	MANUAL	7,000	C	6/30/1999			replace sills, etc

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	PERMIT VISIT	622	K Cuoco
11/17/2016	MEAS/EXT INS	4	JG
6/12/2008	MEAS+INSPCTD	100	
5/15/2004	MEAS/EXT INS	615	
6/17/2003	MEAS+INSPCTD	615	
6/30/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15 8 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:	

