Total Card / Total Parcel
APPRAISED: 81,600 / 81,600
USE VALUE: 81,600 / 81,600
ASSESSED: 81,600 / 81,600

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	TAM KIMO Y F
Owner 2:	
Owner 3:	
Street 1:	11 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: N
Postal: 01773		Type:

PREVIOUS OWNER

Owner 1:	STARRETT MARK K -
Owner 2:	-
Street 1:	11 BROOKS RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773	

NARRATIVE DESCRIPTION

This Parcel contains 2.33 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2.330			81,600	81,600
Total Card	2.330			81,600	81,600
Total Parcel	2.330			81,600	81,600

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

Legal Description
3544

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0

GIS Ref

GIS Ref

Insp Date

PREVIOUS ASSESSMENT

Parcel ID: 112 37 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	2.33	16,300	16,300		Year End Roll	12/2/2024
2024	132	FV		0	2.33	14,000	14,000		Year end	11/9/2023
2023	132	FV		0	2.33	14,000	14,000	14,000	Year end	11/3/2022
2022	132	FV		0	2.33	14,000	14,000	14,000	Year End Roll	10/19/2021
2021	132	FV		0	2.33	14,000	14,000	14,000	Year End Roll	10/15/2020
2020	132	FV		0	2.33	14,000	14,000	14,000	Year End Roll	9/26/2019
2019	132	FV		0	2.33	14,000	14,000	14,000	Create Final va	6/4/2019
2018	132	FV		0	2.33	14,000	14,000	14,000	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARRETT MARK K	31751-262		8/25/2000		979,000	Yes	No		
LEHAR SOPHIE,	30569-171		8/19/1999	PARTIAL INTR	342,000	Yes	No		
NEWCOMB JOHN R,	27806-222		10/27/1997		310,000	Yes	No		INCL 15 10 0
BRAY, THOMAS P.	27248-514		4/29/1997	OTHER	260,000	Yes	No		WITH 15-10-0
MORRIS BEATRICE	22549-154		10/28/1992	PARTIAL INTR	160,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

!792!

PRINT
Date	Time
09/26/25	15:16:21

LAST REV
Date	Time
05/10/25	10:24:31

meadorse

USER DEFINED

Prior Id # 1:	15 9 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:	

Patriot Properties Inc.

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

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
132	UNDEV		2.33		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									81,550						81,600	Access

Total AC/HA: 2.33000	Total SF/SM: 101495	Parcel LUC: 132 UNDEV	Prime NB Desc RES CAT 3	Total: 81,550	Spl Credit	Total: 81,600

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal		
Sec Int Wall:		%
Partition:		
Prim Floors:		
Sec Floors:		%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:		
Insulation:		
Int vs Ext:		
Heat Fuel:		
Heat Type:		
# Heat Sys:		
% Heated:	% AC:	
Solar HW:	Central Vac:	
% Com Wal	% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:	
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

ADJACENT TO HOUSE LOT PURCHASED WITH
HOUSE LOT PLAN RECORDED 10-28-92#910
FOR MORRIS .

RESIDENTIAL GRID

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 0.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad	Gross Area	FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SKETCH

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 112 37 0

SPEC FEATURES/YARD ITEMS

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

More: N	Total Yard Items:	Total Special Featues:	Total: