

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BROOKS HL, LINCOLN

OWNERSHIP

Owner 1:	PANG TR SAMUEL S
Owner 2:	
Owner 3:	SSP BROOKS HILL 2004 LIVING TR
Street 1:	PO BOX 6074
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1982, having primarily CLAPBOARD Exterior and 5533 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									12,740						12,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.820			12,700	12,700
101	1.837	1,077,400		958,400	2,035,800
Total Card		3.657	1,077,400	971,100	2,048,500
Total Parcel		3.657	1,077,400	971,100	2,048,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 370.26		/Parcel: 370.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,019,200	0	3.657	943,100	1,962,300		Year End Roll	12/2/2024
2024	101	FV	1,004,800	0	3.657	922,900	1,927,700		Year end	11/9/2023
2023	101	FV	997,700	0	3.657	750,900	1,748,600	1,748,600	Year end	11/3/2022
2022	101	FV	760,200	0	3.657	695,700	1,455,900	1,455,900	Year End Roll	10/19/2021
2021	101	FV	688,300	0	3.657	650,900	1,339,200	1,339,200	Year End Roll	10/15/2020
2020	101	FV	682,600	0	3.657	674,900	1,357,500	1,357,500	Year End Roll	9/26/2019
2019	101	FV	634,500	0	3.657	657,300	1,291,800	1,291,800	Create Final va	6/4/2019
2018	101	FV	635,600	0	3.657	657,300	1,292,900	1,292,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANG SAMUEL C,	49608-595		6/14/2007	FAMILY		1	No	No	
ARTHUR JACQUELI	38241-266		3/10/2003		1,155,000	No	No		
ANDERSON, FLETC	17211-355		7/17/1986		600,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2024	R-24-0034	BATH	50,934	O				Remodel bath, inst
1/11/2000	1869	RENOVATI	30,000	C	5/30/2000			basement 5/30/00
12/15/1999	1859	KITCHEN	30,000	C	5/30/2000			cabinets 5/30/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/30/2000	MEAS+INSPCTD	611	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 17 1
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	15:17:19

LAST REV

Date	Time
04/18/24	09:21:32

blakeley 801

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