

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI LIN
Owner 2:	SU JUDY
Owner 3:	
Street 1:	10 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LIPSON - FRAN
Owner 2:	-
Street 1:	10 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1982, having primarily WOOD Exterior and 3558 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		1.81		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									12,670						12,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	1.810			12,700	12,700	
101	1.837	669,000	600	958,400	1,628,000	
Total Card		3.647	669,000	600	971,100	1,640,700
Total Parcel		3.647	669,000	600	971,100	1,640,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 461.19		/Parcel: 461.19		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	617,200	600	3.647	943,100	1,560,900		Year End Roll	12/2/2024
2024	101	FV	610,600	600	3.647	922,900	1,534,100		Year end	11/9/2023
2023	101	FV	531,300	600	3.647	750,900	1,282,800	1,282,800	Year end	11/3/2022
2022	101	FV	454,300	1000	3.647	695,700	1,151,000	1,151,000	Year End Roll	10/19/2021
2021	101	FV	429,200	1000	3.647	650,900	1,081,100	1,081,100	Year End Roll	10/15/2020
2020	101	FV	422,500	1000	3.647	674,900	1,098,400	1,098,400	Year End Roll	9/26/2019
2019	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Create Final va	6/4/2019
2018	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIPSON,FRAN	68958-295		3/1/2017		980,000	No	No		
WEBSTER, PETER	21427-173		9/20/1991		440,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2022	R-22-0147	SKYLIGHT	8,600	C				Replace existing s
11/20/2018	7260	SHEET MT	16,755	C				Sheet metal work t
10/3/2008	4060	TEMPORAR		C				tent 10/16-10/19
4/8/2008	3908	TEMPORAR		C				tent 20x40 5-22 to
1/16/2008	3871	RENO-ADD	50,000	C	6/3/2009			kit addition & ren
11/30/2007	3830	RENOVATI	60,000	C	6/3/2009			kit.screen prch, d

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
4/22/2006	MEAS/EXT INS	615	
5/10/1996	MEAS+INSPCTD	606	
1/11/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 17 4
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	15:17:36

LAST REV

Date	Time
07/05/22	14:26:19

blakeley 804

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