

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOODMAN DAVID
Owner 2:	GOODMAN JOHANNA KAROLINA STA
Owner 3:	
Street 1:	12 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LEONARDI - MARK
Owner 2:	LEONARDI - REBECCA
Street 1:	12 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 1983, having primarily CLAPBOARD Exterior and 3894 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		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	700,200		958,400	1,658,600
Total Card		3.647	700,200	971,100	1,671,300
Total Parcel		3.647	700,200	971,100	1,671,300
Source:		Market Adj Cost	Total Value per SQ unit /Card: 429.20		/Parcel: 429.20

Legal Description
3482 Cluster Subdivision 1/9 int in common land parcels 16-17-0, 16-17-10 to 12
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
09/28/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	644,700	0	3.647	943,100	1,587,800		Year End Roll	12/2/2024
2024	101	FV	637,600	0	3.647	922,900	1,560,500		Year end	11/9/2023
2023	101	FV	551,600	0	3.647	750,900	1,302,500	1,302,500	Year end	11/3/2022
2022	101	FV	465,700	0	3.647	695,700	1,161,400	1,161,400	Year End Roll	10/19/2021
2021	101	FV	451,700	0	3.647	650,900	1,102,600	1,102,600	Year End Roll	10/15/2020
2020	101	FV	444,300	0	3.647	674,900	1,119,200	1,119,200	Year End Roll	9/26/2019
2019	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Create Final va	6/4/2019
2018	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONARDI,MARK	67303-506		5/24/2016		1,087,000	No	No		
STAHL EDWARD L,	49487-424		5/23/2007		1,150,000	No	No		
DANIELS STARR R	31945-183		10/16/2000		914,000	No	No		
DANIELS GROVER	30096-195		2/29/1996	CONVENIENC		1	No	No	
EASTMENT, JEFFR	15207-525		9/8/1983		250,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2022	SH-22-0012	SHEET MT	23,000	O	12/9/2022			Replace new heat p
7/26/2022	R-22-0175	RENO-ADD	193,270	O	2/22/2023			Remodel 2nd floor
9/1/2020	R-20-0145	SOLAR PA	39,601	C	10/20/2020			Install roof mount
6/22/2020	R-20-0097	BATH	27,000	O	8/18/2020			Bathroom remodel o
6/13/2016	6468	ROOF	22,125	C				Strip & re-roof dw
12/3/1996	1094-96	MANUAL		C	6/3/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/28/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/3/1997	MEAS/EXT INS	602	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 17 5
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:	

