

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LURIE MARK MATTAPPALLY
Owner 2:	LURIE NIDHA MATTAPPALLY
Owner 3:	
Street 1:	5 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	THERIAULT - RICHARD H
Owner 2:	THERIAULT - VITA S
Street 1:	5 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 COLONIAL Building built about 1982, having primarily CLAPBOARD Exterior and 3699 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	695,900		958,400	1,654,300
Total Card	3.647	695,900		971,100	1,667,000
Total Parcel	3.647	695,900		971,100	1,667,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	450.69	/Parcel:	450.69

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	657,300	0	3.647	943,100	1,600,400		Year End Roll	12/2/2024
2024	101	FV	647,900	0	3.647	922,900	1,570,800		Year end	11/9/2023
2023	101	FV	643,200	0	3.647	750,900	1,394,100	1,394,100	Year end	11/3/2022
2022	101	FV	567,800	0	3.647	695,700	1,263,500	1,263,500	Year End Roll	10/19/2021
2021	101	FV	512,400	0	3.647	650,900	1,163,300	1,163,300	Year End Roll	10/15/2020
2020	101	FV	507,900	0	3.647	674,900	1,182,800	1,182,800	Year End Roll	9/26/2019
2019	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Create Final va	6/4/2019
2018	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THERIAULT,RICHA	82312-586		12/15/2023		1,540,000	No	No		
THERIAULT VITA	53257-154		7/23/2009	FAMILY	100	No	No		
THERIAULT RICHA	31672-138		8/1/2000	CONVENIENC	100	No	No		
COMMERCIAL UNIO	15603-304		6/1/1984		340,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	7245	ROOF	10,937	C	11/27/2018			Strip & re-roof fr
1/20/1994	417	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
1/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	16 17 9
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	15:18:08

LAST REV

Date	Time
01/23/24	13:49:14

blakeley	809
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