

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALENTINE VINCENT J
Owner 2:	VALENTINE ANNA MARIE
Owner 3:	
Street 1:	PO BOX 643
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0715 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infru	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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.0705		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									2,115						2,100	

Total AC/HA:	1.90705	Total SF/SM:	83071.10	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	502,115	Spl Credit	Total:	502,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

meadorse

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	730,600		1.907	502,100	1,232,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		325.10	/Parcel:	325.10
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	724,600	0	1.907	510,100	1,234,700	1,234,700	Year End Roll	9/26/2019
2019	101	FV	658,500	0	1.907	493,300	1,151,800	1,151,800	Create Final value 2019	6/4/2019
2018	101	FV	658,500	0	1.907	493,300	1,151,800	1,151,800	Year End Roll	9/28/2017
2017	101	FV	641,300	0	1.907	514,100	1,155,400	1,155,400	Year End Roll	9/29/2016
2016	101	FV	617,400	0	1.907	498,900	1,116,300	1,116,300	Year End Roll	1/14/2016
2015	101	FV	611,800	0	1.907	462,100	1,073,900	1,073,900	Year End	10/2/2014
2014	101	FV	571,700	0	1.907	414,100	985,800	985,800	Year End Roll	1/23/2014
2013	101	FV	560,500	0	1.907	402,100	962,600	962,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELLE, GENE	25806 081		11/10/1995	CHANGE IN US	195000	Yes	No			LOT SPLIT FY97

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2007	3684	SHED		C	6/19/2007			install shed on ba
6/28/2000	2011	GARAGE	66,860	C	5/25/2002			5/19/01 75% 3/23/0
11/17/1995	859-95	NEW HOME	225,000	C	7/21/1997			95% 3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2017	VISITED	618	G BOURGAULT
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/26/2007	MEAS+INSPCTD	100	
5/25/2002	MEAS/EXT INS	613	
3/23/2002	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	615	
3/17/1998	MEAS/EXT INS	602	
6/3/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	15 4 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:	

PRINT

Date	Time
10/22/20	15:46:38

LAST REV

Date	Time
06/19/20	11:33:42

blakeley
786

