174	21	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,150,000
Map	Lot	Sublot	Building	Unit	CARD		!78!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HUNTLEY LN, LINCOLN

OWNERSHIP

Owner 1:	BRODNEY TR LAWRENCE G			
Owner 2:	BRODNEY TR MYRA Z			
Owner 3:	BRODNEY LIVING TRUST			
Street 1:	10 HUNTLEY LN			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	BRODNEY LAWRENCE -		
Owner 2:	BRODNEY MYRA Z -		
Street 1:	12 OAK MEADOW		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2005, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	579,300		1.120	570,700	1,150,000
Total Card	579,300		1.120	570,700	1,150,000
Total Parcel	579,300		1.120	570,700	1,150,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.42 | /Parcel: 380.42

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 12/14/10

PREVIOUS ASSESSMENT

Parcel ID: 174 21 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	579,300	0	1.12	570,700	1,150,000	1,150,000	Year End Roll	9/28/2017
2017	101	FV	569,400	0	1.12	565,100	1,134,500	1,134,500	Year End Roll	9/29/2016
2016	101	FV	553,400	0	1.12	548,800	1,102,200	1,102,200	Year End Roll	1/14/2016
2015	101	FV	539,000	0	1.12	507,800	1,046,800	1,046,800	Year End	10/2/2014
2014	101	FV	500,300	0	1.12	473,200	973,500	973,500	Year End Roll	1/23/2014
2013	101	FV	490,700	0	1.12	459,100	949,800	949,800	Year End Roll	10/25/2012
2012	101	FV	490,700	0	1.12	505,000	995,700	995,700	Year End	1/26/2012
2011	101	FV	517,000	0	1.12	513,300	1,030,300	1,030,300	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:10:01

LAST REV

Date	Time
06/11/15	12:14:08
blakeley	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 78

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRODNEY LAWRENC	45390-154		6/15/2005	CONVENIENC	1	No	No			
NAIMAN ALARIC,	44833-363		3/18/2005	CHANGE IN US	700000	No	No			
RAY KENNETH J	23427-276		7/15/1993		242500	No	No			$2000 FURN/TOOLS/SUP

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2015	6035	FINISH B	40,057	O				Finish part of bas
12/11/2014	5973	MANUAL	100	C				Install a handrail
6/10/2008	3964	TEMPORAR		C				two 12x18 sign on
10/17/2006	3545	ROOF		C				strip & re-roof
6/28/2005	3217	NEW HOME	600,000	C				
7/3/2003	2727	SIGN		C				
5/2/2000	1946	DEMOLITI		C	6/12/2008			6/28/00 0% 4/13/0
3/7/1997	1143-97	ROOF		C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	D VELUTTI
4/13/2002	MEAS/EXT INS	613	M COLE
6/28/2000	MEAS/EXT INS	611	P MULHERN
5/27/1997	MEAS/EXT INS	602	D TUCKER
5/30/1996	MEAS+INSPCTD	606	J SMITH
4/18/1996	MEAS/EXT INS	606	J SMITH
7/11/1995	INSPECTED	600	PA
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101 5 0
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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48772		SQUARE FE	PRIME SITE		0	8.08	1.448	R4									570,703						570,700	

Total AC/HA:	1.11965	Total SF/SM:	48771.95	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	570,703	Spl Credit		Total:	570,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:		Total:	0
Foundation:	1 - CONCRETE		
Frame:			
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:			
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	15 - CARPET		
Sec Floors:	3 - HARDWOO	25	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	5.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.2	%

CALC SUMMARY

Basic $ / SQ:	91.00
Size Adj.:	0.94847834
Const Adj.:	1.00500000
Adj $ / SQ:	86.743
Other Features:	56558
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	611052
Depreciation:	31775
Depreciated Total:	579277

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	2

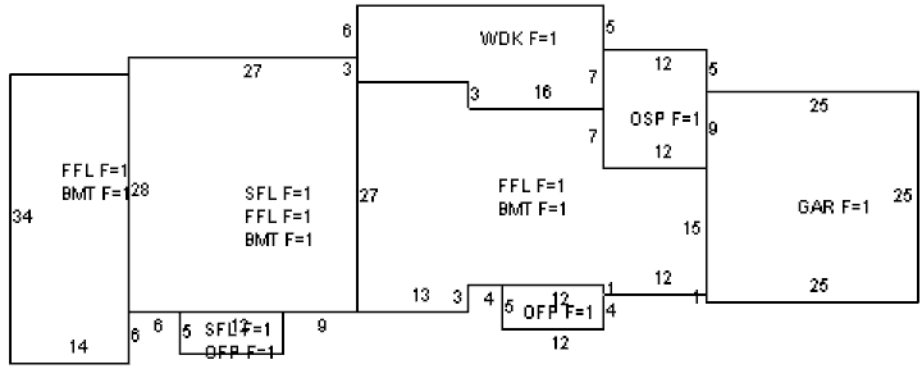
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 596141.8146

Juris. Factor:		Val/Su Fin:	191.63
Special Features:	0	Val/Su Net:	90.54
Final Total:	579300	Val/Su SzAd	191.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,153	21.690	46,689
FFL	1ST FLOOR	2,153	86.740	186,758
SFL	2ND FLOOR	870	86.740	75,466
GAR	GARAGE	625	36.000	22,500
WDK	WOOD DECK	309	18.860	5,828
OSP	SCRN PORCH	168	22.500	3,780
OFP	OPEN PORCH	120	15.000	1,800
	Net Sketched Area:	6,398	Total:	342,821
Size Ad	3023	Gross Area	6398	FinArea 3023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

174 21 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	