

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 36 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CROSBY MARK E |
| Owner 2: | CROSBY SARAH T |
| Owner 3: | |
| Street 1: | 36 BROOKS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------------|
| Owner 1: | Griffin - Christopher J |
| Owner 2: | - |
| Street 1: | 36 Brooks Rd |
| Twn/City: | Lincoln |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descrp | % | Item | Code | Descrp |
|------------|------|-------------|-----|---------|------|--------|
| 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 |

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 | | 43560 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.586 | R3 | | | | | | | | | 468,281 | | | | | | 468,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 138,900 | 7,000 | 1.000 | 468,300 | 614,200 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 311.11 | | | | | | /Parcel: 311.11 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 138,900 | 7000 | 1. | 468,300 | 614,200 | 614,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 137,500 | 7000 | 1. | 442,000 | 586,500 | 586,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 136,000 | 7000 | 1. | 428,900 | 571,900 | 571,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 133,100 | 7000 | 1. | 397,100 | 537,200 | 537,200 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 127,200 | 7000 | 1. | 355,700 | 489,900 | 489,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 124,200 | 7000 | 1. | 345,300 | 476,500 | 476,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 124,200 | 7000 | 1. | 359,200 | 490,400 | 490,400 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 160,900 | 7000 | 1. | 279,700 | 447,600 | 447,600 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| Griffin,Christo | 60974-462 | | 1/15/2013 | | 575000 | No | No | | | |
| LO STEVEN SHIH | 41634-303 | | 12/18/2003 | | 530000 | No | No | | | |
| SPEAKMAN, CUMMI | 9876-527 | | 8/1/1961 | | 25500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|----------|--------|--------|--------|-----|------------|----------|-----------|-------------------|
| 4/3/2013 | 5356 | ROOF | 11,800 | C | | | | strip and re-roof |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 3/25/2014 | SALES INSP | 618 | G BOURGAULT |
| 10/26/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/20/2004 | M&L EXTERIOR | 615 | D VELUTTI |
| 12/5/1995 | MEAS+INSPCTD | 607 | D KEARLY |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | |
|----------------------|-----------------------|-------------------------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 1.00000 | Total SF/SM: 43560.00 | Parcel LUC: 101 ONE FAM | Prime NB Desc | RES CAT 3 | Total: 468,281 | Spl Credit | Total: 468,300 |
|----------------------|-----------------------|-------------------------|---------------|-----------|----------------|------------|----------------|

EXTERIOR INFORMATION

| | | |
|---------------|----------------|----------|
| Type: | 19 - RANCH | |
| Sty Ht: | 1 - 1 | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 2 - CONC BLOCK | |
| Frame: | 1 - WOOD | |
| Prime Wall: | 2 - CLAPBOARD | |
| Sec Wall: | | |
| Roof Struct: | 2 - HIP | |
| Roof Cover: | 1 - ASPHALT | |
| Color: | | |
| View / Desir: | | |

BATH FEATURES

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

COMMENTS

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| |

OTHER FEATURES

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

CONDO INFORMATION

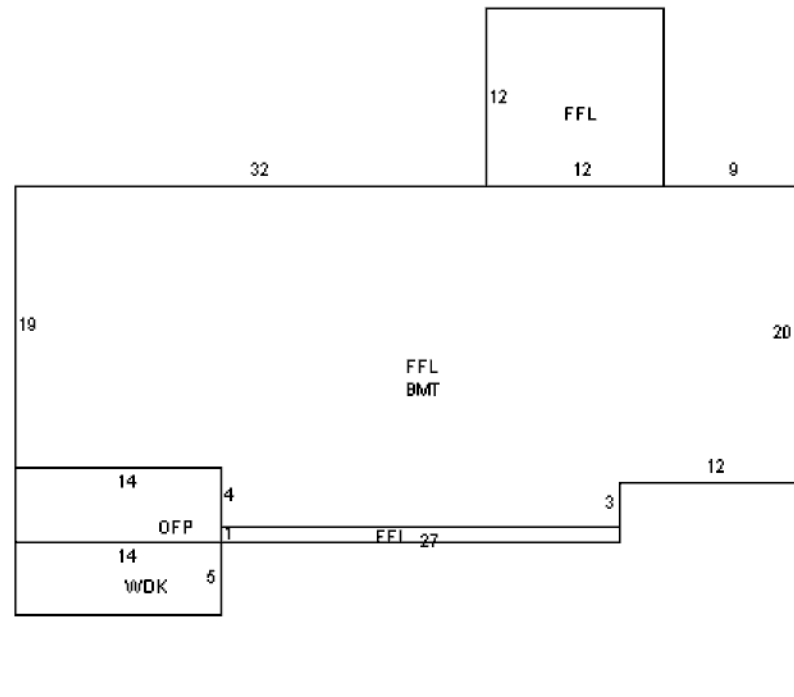
| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | |
| Name: | |

GENERAL INFORMATION

| | | | |
|---------------|-------------|-------------|--|
| Grade: | C - AVERAGE | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact.: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

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: 4 | | Baths: 2 | | HB: | | | | | |

SKETCH**INTERIOR INFORMATION**

| | | | |
|---------------|----------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal: | 2 - PLASTER | | |
| Sec Int Wall: | | | |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 3 - FORCED H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 31.0% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 31.4% |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 75.00 |
| Size Adj.: | 1.21224964 |
| Const Adj.: | 1.00979996 |
| Adj \$ / SQ: | 91.810 |
| Other Features: | 38500 |
| Grade Factor: | 1.00 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 202529 |
| Depreciation: | 63594 |
| Depreciated Total: | 138935 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

COMPARABLE SALES

| | | | |
|-------------------|-------------|--------------|-------------|
| WtAv\$/SQ: | AvRate: | Ind.Val | 523301.4227 |
| Juris. Factor: | Val/Su Fin: | 70.36 | |
| Special Features: | 0 | Val/Su Net: | 54.15 |
| Final Total: | 138900 | Val/Su SzAd: | 107.01 |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,298 | 91.810 | 119,169 | |
| BMT | BASEMENT | 1,127 | 36.720 | 41,388 | |
| OFF | OPEN PORCH | 70 | 15.000 | 1,050 | |
| WDK | WOOD DECK | 70 | 34.610 | 2,423 | |
| Net Sketched Area: | | | | 2,565 | |
| Total: | | | | 164,029 | |
| Size Ad | 1298 | Gross Area | 2565 | FinArea | 1974 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 60 | A | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | GARAGE | D | Y | 1 | 22x22 | A | AV | 1952 | 36.00 | T | 60 | 101 | | | 7,000 | | | 7,000 |

PARCEL ID

112 28 0

IMAGE

AssessPro Patriot Properties, Inc



| | | | | | | | |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 7,000 | Total Special Features: | | Total: | 7,000 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|