



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	VALENTINE VINCENT J
Owner 2:	DINARDO ANNA MARIE
Owner 3:	
Street 1:	PO BOX 715
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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.0705		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									2,115						2,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	658,500		1.907	493,300	1,151,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 303.76						/Parcel: 303.76	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2012	101	FV	571,700	0	1.907	442,100	1,013,800	1,013,800	Year End	1/26/2012
2011	101	FV	602,400	0	1.907	449,300	1,051,700	1,051,700	Year End	2/10/2011

**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	B MORGAN
5/25/2002	MEAS/EXT INS	613	M COLE
3/23/2002	MEAS/EXT INS	615	D VELUTTI
5/19/2001	MEAS/EXT INS	615	D VELUTTI
3/17/1998	MEAS/EXT INS	602	D TUCKER
6/3/1997	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.90705	Total SF/SM:	83071.10	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	493,315	Spl Credit		Total:	493,300
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EXTERIOR INFORMATION

Table with exterior features: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 26 - WOOD 30%, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 3 Rating: AVERAGE, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: Rating: , A HBth: Rating: , OthrFix: 4 Rating: AVERAGE

COMMENTS

Empty text box for comments.

RESIDENTIAL GRID

Grid table with columns: 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: 9, BRs: 4, Baths: 3, HB)

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 1 Rating: AVERAGE, WSFlue: Rating:

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1997, Eff Yr Blt: , Alt LUC: Alt %: , Jurisdict: Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

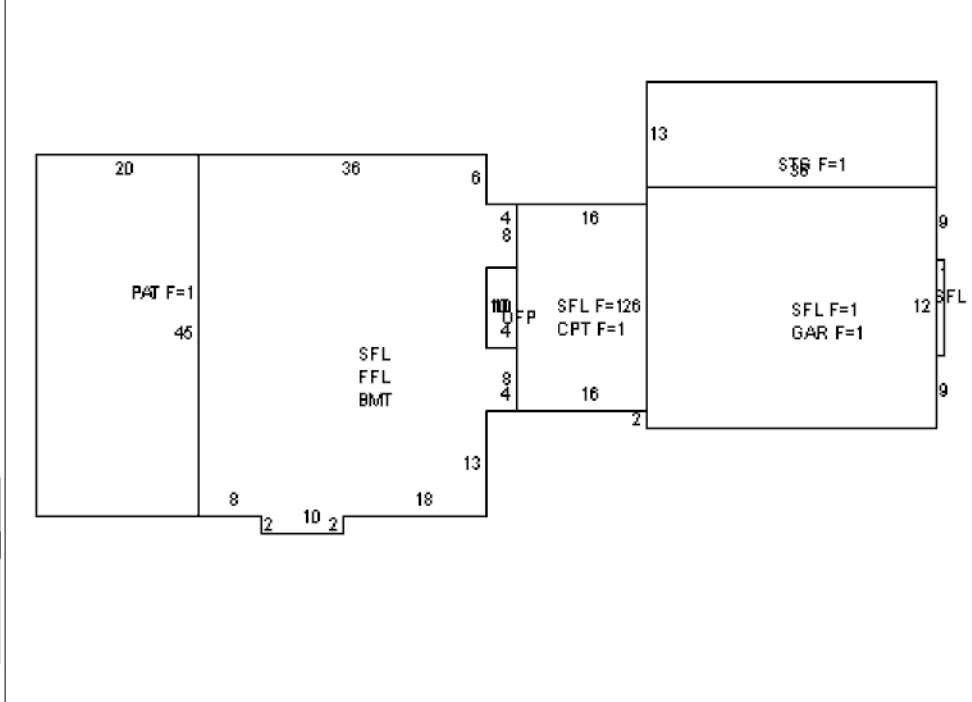
REMODELING

Table for remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table for resource breakdown: No Unit, RMS, BRS, FL, Totals (1, 9, 4)

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 5 - LINO/VINYL 25%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 75, % AC: 75, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 13.%, Functional: %, Economic: %, Special: %, Override: , Total: 13.2%

CALC SUMMARY

Summary table: Basic \$ / SQ: 88.00, Size Adj.: 0.87205046, Const Adj.: 1.01250005, Adj \$ / SQ: 77.700, Other Features: 53744, Grade Factor: 1.53, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 758616, Depreciation: 100137, Depreciated Total: 658479

COMPARABLE SALES

Table for comparable sales with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (982283.6575), Juris. Factor, Val/Su Fin (173.66), Special Features: 0, Val/Su Net (69.14), Final Total: 658500, Val/Su SzAd (133.95)

SUB AREA

Table with sub areas: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 9,524, Total: 442,083

SUB AREA DETAIL

Table with sub area details: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Large table for specifications: 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

PARCEL ID 112 13 0

IMAGE



AssessPro Patriot Properties, Inc