

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MITRA ANASUYA
Owner 2:	
Owner 3:	
Street 1:	23 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	GRASSO - MASSIMO P
Owner 2:	-
Street 1:	23 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This Parcel contains 1.61 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1936, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		70131		SQUARE FE	PRIME SITE		0	6.78	1.099	R3									522,327						522,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	226,900		1.610	522,300	749,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 247.73						/Parcel: 247.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	226,900	0	1.61	522,300	749,200	749,200	Year End Roll	9/28/2017
2017	101	FV	224,700	0	1.61	493,100	717,800	717,800	Year End Roll	9/29/2016
2016	101	FV	222,400	0	1.61	478,400	700,800	700,800	Year End Roll	1/14/2016
2015	101	FV	218,000	0	1.61	443,000	661,000	661,000	Year End	10/2/2014
2014	101	FV	209,100	0	1.61	396,800	605,900	605,900	Year End Roll	1/23/2014
2013	101	FV	204,600	0	1.61	385,200	589,800	589,800	Year End Roll	10/25/2012
2012	101	FV	204,600	0	1.61	308,200	512,800	512,800	Year End	1/26/2012
2011	101	FV	305,200	0	1.61	312,000	617,200	617,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRASSO, MASSIMO	71329-567		7/17/2018		928000	No	No			
BRODY JENNIFER	47571-432		5/31/2006	FAMILY	287000	No	No			
WELCH, NATHANIE	25885-448		12/11/1995		450000	No	No			
WILLIAM J RIZZO	16093-442		4/8/1985		230000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/9/2018	7000	ROOF	18,790	C				Strip & re-roof dw
3/8/2010	4395	KITCHEN	4,500	C	7/13/2011			reno kit
8/1/2005	3248	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	J NOONE
11/20/2004	M&L COMPLETE	615	D VELUTTI
12/11/1995	MEAS/EXT INS	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1936    Eff Yr Blt:
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	34%
Functional:		
Economic:		
Special:		
Override:		
<b>Total:</b>		<b>34%</b>

**CALC SUMMARY**

Basic \$ / SQ:	75.00
Size Adj.:	0.98346305
Const Adj.:	1.01999998
Adj \$ / SQ:	75.235
Other Features:	60250
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	343804
Depreciation:	116894
Depreciated Total:	226911

**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												
<b>Totals</b>												

**REMODELING**

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

**RES BREAKDOWN**

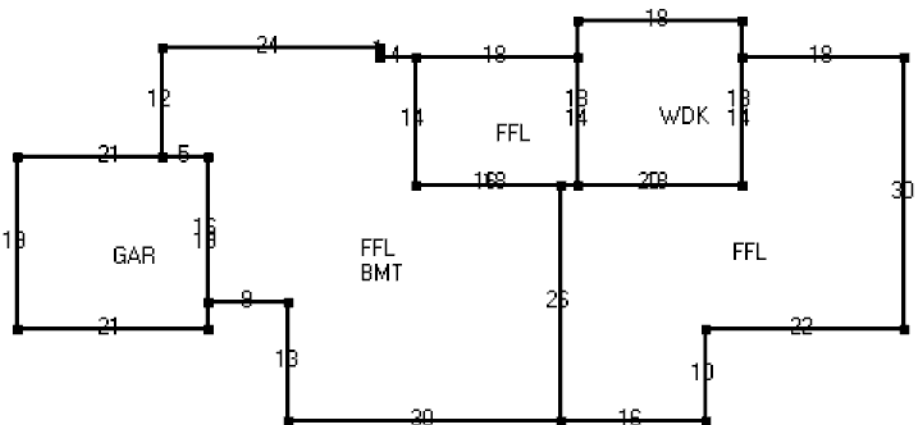
No Unit	RMS	BRS	FL
1	13	4	
<b>Totals</b>			
1	13	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:	311800.0000
Juris. Factor:	Val/Su Fin:	75.03	
Special Features:	0	Val/Su Net:	49.42
Final Total:	226900	Val/Su SzAd:	88.29

**SKETCH**



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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,570	75.230	193,354	
BMT	BASEMENT	1,298	25.390	32,959	
GAR	GARAGE	399	36.000	14,364	
WDK	WOOD DECK	324	18.650	6,042	
<b>Net Sketched Area:</b>		4,591	<b>Total:</b>	246,719	
Size Ad	2570	Gross Area	4591	FinArea	3024

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

**IMAGE**

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: