



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BROOKS HL, LINCOLN

OWNERSHIP

Owner 1:	PANG TR SAMUEL S		
Owner 2:			
Owner 3:	SSP BROOKS HILL 2004 LIVING TR		
Street 1:	PO BOX 6074		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,920						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	634,500		1.837	646,400	1,280,900	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.820	10,900	10,900	
Total Card	634,500		3.657	657,300	1,291,800	Entered Lot Size
Total Parcel	634,500		3.657	657,300	1,291,800	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		233.49	/Parcel:	233.49
						Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	635,600	0	3.657	657,300	1,292,900	1,292,900	Year End Roll	9/28/2017
2017	101	FV	618,900	0	3.657	650,900	1,269,800	1,269,800	Year End Roll	9/29/2016
2016	101	FV	598,800	0	3.657	632,500	1,231,300	1,231,300	Year End Roll	1/14/2016
2015	101	FV	593,300	0	3.657	586,100	1,179,400	1,179,400	Year End	10/2/2014
2014	101	FV	554,800	0	3.657	546,900	1,101,700	1,101,700	Year End Roll	1/23/2014
2013	101	FV	543,800	0	3.657	530,900	1,074,700	1,074,700	Year End Roll	10/25/2012
2012	101	FV	554,800	0	3.66	524,100	1,078,900	1,078,900	Year End	1/26/2012
2011	101	FV	565,800	0	3.66	541,500	1,107,300	1,107,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANG SAMUEL C,	49608-595		6/14/2007	FAMILY		1	No	No		
ARTHUR JACQUELI	38241-266		3/10/2003		1155000	No	No			
ANDERSON, FLETC	17211-355		7/17/1986		600000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/11/2000	1869	RENOVATI	30,000	C	5/30/2000			basement 5/30/00
12/15/1999	1859	KITCHEN	30,000	C	5/30/2000			cabinets 5/30/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
5/30/2000	MEAS+INSPCTD	611	P MULHERN
1/11/1996	MEAS+INSPCTD	606	J SMITH

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

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	16	- GEOTHERMAL	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

BATH FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	0	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD	- Good	14.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			14.8%

DEPRECIATION

Basic \$ / SQ:	88.00
Size Adj.:	0.89336920
Const Adj.:	1.01999998
Adj \$ / SQ:	80.189
Other Features:	111436
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	744666
Depreciation:	110211
Depreciated Total:	634455

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1078374.949
Juris. Factor:		Val/Su Fin:	114.68	
Special Features:	0	Val/Su Net:	89.40	
Final Total:	634500	Val/Su SzAd:	151.61	

COMMENTS

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	RM:	11	BR:	5	Baths:	3	HB:	1				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1, RMS 11, BRS 5, FL 1

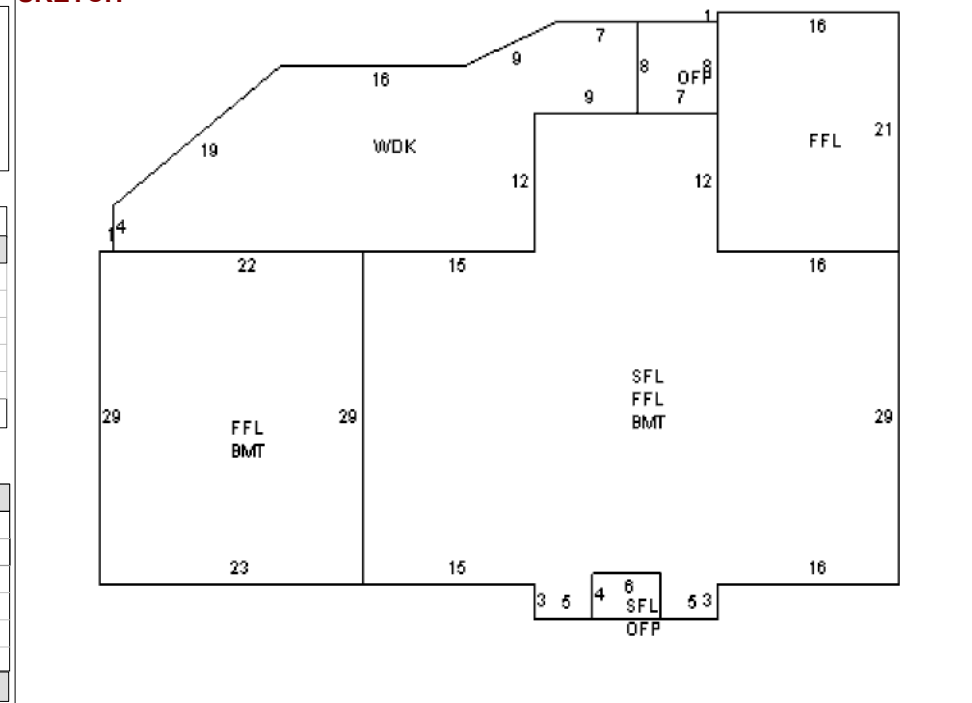
REMODELING

REMODELING	RES BREAKDOWN
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1, RMS 11, BRS 5, FL 1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1078374.949
Juris. Factor:		Val/Su Fin:	114.68	
Special Features:	0	Val/Su Net:	89.40	
Final Total:	634500	Val/Su SzAd:	151.61	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,582	80.190	207,048	
BMT	BASEMENT	2,246	38.090	85,549	
SFL	2ND FLOOR	1,603	80.190	128,543	
WDK	WOOD DECK	586	16.680	9,776	
OFFP	OPEN PORCH	80	15.000	1,200	
Net Sketched Area:		7,097	Total:	432,116	
Size Ad	4185	Gross Area	7097	FinArea	5533

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	

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 Features:		Total:	
-------	---	-------------------	--	-------------------------	--	--------	--

IMAGE

AssessPro Patriot Properties, Inc

