



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CALLOW III ALLAD D
Owner 2:	CALLOW JESSICA BURKE
Owner 3:	
Street 1:	8 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	CHICKLES - COLIN
Owner 2:	CHICKLES - SHELDA
Street 1:	8 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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	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	511,600		1.837	646,400	1,158,000	378 Cluster Subdivision 1/19 interest in common land parcels 16-17-0, 16-17-10 to 12
132			1.820	10,900	10,900	
Total Card	511,600		3.657	657,300	1,168,900	Entered Lot Size
Total Parcel	511,600		3.657	657,300	1,168,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	283.71	/Parcel:	283.71	Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
06/25/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	511,600	0	3.657	657,300	1,168,900	1,168,900	Year End Roll	9/28/2017
2017	101	FV	498,600	0	3.657	650,900	1,149,500	1,149,500	Year End Roll	9/29/2016
2016	101	FV	482,900	0	3.657	632,500	1,115,400	1,115,400	Year End Roll	1/14/2016
2015	101	FV	478,600	0	3.657	586,100	1,064,700	1,064,700	Year End	10/2/2014
2014	101	FV	445,300	0	3.657	546,900	992,200	992,200	Year End Roll	1/23/2014
2013	101	FV	414,900	0	3.657	530,900	945,800	945,800	Year End Roll	10/25/2012
2012	101	FV	415,200	0	3.66	524,100	939,300	939,300	Year End	1/26/2012
2011	101	FV	423,400	0	3.66	541,500	964,900	964,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHICKLES, COLIN	62106-158		6/26/2013		1160000	No	No			
KOUPAS WILLIAM	34066-114		11/15/2001		875000	No	No			
FINE HOMES REAL	14875-314		1/27/1983		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/6/2012	5154	RENOVATI	70,000	C	6/25/2013			remodel 3 & 1/2 ba
6/29/2011	4777	RENOVATI	34,000	C	6/11/2012			inter bth reno & r
2/15/2007	3615	RENOVATI	69,000	C	5/23/2007			Kitch remodel;coc

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	B MORGAN
1/11/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

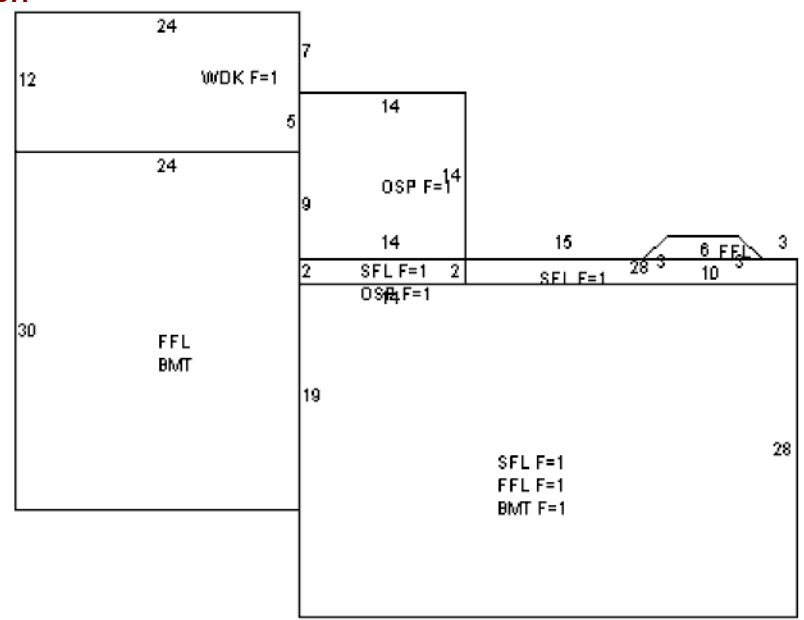
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struc:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	14.4%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14.4%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.93915510
Const Adj.:	1.00999999
Adj \$ / SQ:	83.472
Other Features:	101566
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	597672
Depreciation:	86065
Depreciated Total:	511608

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 977531.7073
Juris. Factor:		Val/Su Fin:	124.17	
Special Features:	0	Val/Su Net:	91.68	
Final Total:	511600	Val/Su SzAd:	161.29	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,912	83.470	159,599
BMT	BASEMENT	1,896	31.300	59,349
SFL	2ND FLOOR	1,260	83.470	105,175
WDK	WOOD DECK	288	19.200	5,529
OSP	SCRN PORCH	224	22.500	5,040
Net Sketched Area:		5,580	Total:	334,692
Size Ad	3172	Gross Area	5580	FinArea 4120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	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	

IMAGE

AssessPro Patriot Properties, Inc

