



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI LIN
Owner 2:	SU JUDY
Owner 3:	
Street 1:	10 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LIPSON - FRAN
Owner 2:	-
Street 1:	10 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	419,200	1,000	1.837	646,400	1,066,600	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.810	10,900	10,900	
Total Card	419,200	1,000	3.647	657,300	1,077,500	Entered Lot Size
Total Parcel	419,200	1,000	3.647	657,300	1,077,500	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 302.88		/Parcel: 302.88			Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Year End Roll	9/28/2017
2017	101	FV	412,500	1000	3.647	650,900	1,064,400	1,064,400	Year End Roll	9/29/2016
2016	101	FV	409,200	1000	3.647	632,500	1,042,700	1,042,700	Year End Roll	1/14/2016
2015	101	FV	399,200	1000	3.647	586,100	986,300	986,300	Year End	10/2/2014
2014	101	FV	372,500	1000	3.647	546,900	920,400	920,400	Year End Roll	1/23/2014
2013	101	FV	365,800	1000	3.647	530,900	897,700	897,700	Year End Roll	10/25/2012
2012	101	FV	365,800	1000	3.65	523,200	890,000	890,000	Year End	1/26/2012
2011	101	FV	372,500	1000	3.65	540,600	914,100	914,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIPSON,FRAN	68958-295		3/1/2017		980000	No	No			
WEBSTER, PETER	21427-173		9/20/1991		440000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/3/2008	4060	TEMPORAR		C				tent 10/16-10/19
4/8/2008	3908	TEMPORAR		C				tent 20x40 5-22 to
1/16/2008	3871	RENO-ADD	50,000	C	5/29/2008			kit addition & ren
11/30/2007	3830	RENOVATI	60,000	C	5/29/2008			kit,screen prch, d

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	B MORGAN
4/22/2006	MEAS/EXT INS	615	D VELUTTI
5/10/1996	MEAS+INSPCTD	606	J SMITH
1/11/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

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

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with grid details: 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: 8, BRs: 3, Baths: 2, HB 2

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1982, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

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

INTERIOR INFORMATION

Table with interior details: 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: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 10 - PROPANE, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 14.%, Functional: %, Economic: %, Special: %, Override: , Total: 14.8%

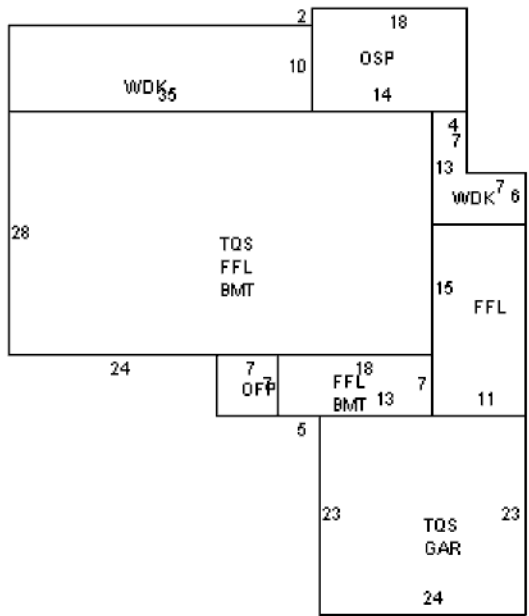
REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 8, 3

SKETCH



CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 0.93850142, Const Adj.: 1.01999998, Adj \$ / SQ: 87.112, Other Features: 88007, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 491995, Depreciation: 72815, Depreciated Total: 419180

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 534600.0000, Juris. Factor, Val/Su Fin: 117.82, Special Features: 0, Val/Su Net: 70.55, Final Total: 419200, Val/Su SzAd: 131.70

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,942, Total: 351,274

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR, BMT BASEMENT, TQS 3/4 STORY, GAR GARAGE, WDK WOOD DECK, OSP SCR N PORCH, OFF OPEN PORCH

SPEC FEATURES/YARD ITEMS

Table with 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

Summary row: More: N, Total Yard Items: 1,000, Total Special Features: , Total: 1,000

IMAGE



AssessPro Patriot Properties, Inc