



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOODMAN DAVID
Owner 2:	GOODMAN JOHANNA KAROLINA STARK
Owner 3:	
Street 1:	12 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LEONARDI - MARK
Owner 2:	LEONARDI - REBECCA
Street 1:	12 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 1983, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:						
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		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	User Acct
101	437,000		1.837	646,400	1,083,400	3482 Cluster Subdivision 1/9 int in common land parcels 16-17-0, 16-17-10 to 12	0
132			1.810	10,900	10,900		GIS Ref
Total Card		437,000		3.647	657,300	Entered Lot Size	GIS Ref
Total Parcel		437,000		3.647	657,300	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		281.02	/Parcel:	281.02	09/28/13
						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	437,000	0	3.647	657,300	1,094,300	1,094,300	Year End Roll	9/28/2017
2017	101	FV	444,900	0	3.647	650,900	1,095,800	1,095,800	Year End Roll	9/29/2016
2016	101	FV	441,200	0	3.647	632,500	1,073,700	1,073,700	Year End Roll	1/14/2016
2015	101	FV	430,100	0	3.647	586,100	1,016,200	1,016,200	Year End	10/2/2014
2014	101	FV	398,300	1100	3.647	546,900	946,300	946,300	Year End Roll	1/23/2014
2013	101	FV	391,000	1100	3.647	530,900	923,000	923,000	Year End Roll	10/25/2012
2012	101	FV	391,000	1100	3.65	523,200	915,300	915,300	Year End	1/26/2012
2011	101	FV	398,300	1100	3.65	540,600	940,000	940,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEONARDI,MARK	67303-506		5/24/2016		1087000	No	No			
STAHL EDWARD L,	49487-424		5/23/2007		1150000	No	No			
DANIELS STARR R	31945-183		10/16/2000		914000	No	No			
DANIELS GROVER	30096-195		2/29/1996	CONVENIENC		1	No	No		
EASTMENT, JEFFR	15207-525		9/8/1983		250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/2016	6468	ROOF	22,125	C				Strip & re-roof dw
12/3/1996	1094-96	MANUAL		C	6/3/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/28/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/3/1997	MEAS/EXT INS	602	D TUCKER
1/11/1996	MEAS+INSPCTD	606	J SMITH

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

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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	RMs: 8		BRs: 4		Baths: 3		HB		1			

OTHER FEATURES

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	1985
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	15 - CARPET		
Sec Floors:	6 - CERAMIC T 30%		
Bsmnt Flr:			
Bsmnt Gar:			
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%

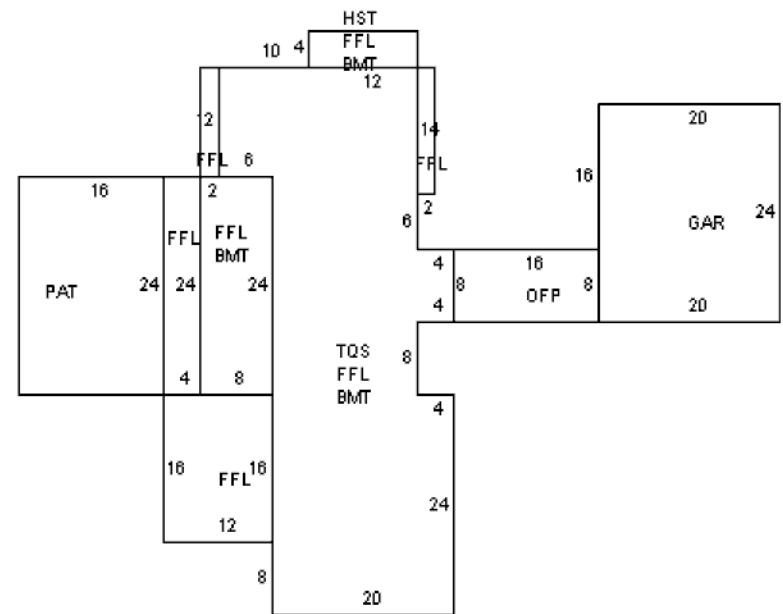
CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.97779042
Const Adj.:	1.02212000
Adj \$ / SQ:	90.947
Other Features:	72192
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	510548
Depreciation:	73519
Depreciated Total:	437029

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,740	90.950	158,248	
BMT	BASEMENT	1,400	53.430	74,804	
TQS	3/4 STORY	870	90.950	79,124	
GAR	GARAGE	480	36.000	17,280	
PAT	PATIO	384	7.000	2,688	
OFF	OPEN PORCH	128	15.000	1,920	
HST	HALF STORY	24	90.950	2,183	
Net Sketched Area:		5,026	Total:	336,247	
Size Ad	2634	Gross Area	5340	FinArea	3894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	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

PARCEL ID

113 43 0

IMAGE

