



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERLACHER TR LARRY R
Owner 2:	
Owner 3:	HERLACHER FAMILY TRUST
Street 1:	7 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	Herlacher - Larry R
Owner 2:	Herlacher - Jane B
Street 1:	7 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) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Influ	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	365,400		1.837	646,400	1,011,800	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	365,400		3.647	657,300	1,022,700	Entered Lot Size	
Total Parcel	365,400		3.647	657,300	1,022,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		312.94	/Parcel:	312.94	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	365,400	0	3.647	657,300	1,022,700	1,022,700	Year End Roll	9/28/2017
2017	101	FV	354,800	0	3.647	650,900	1,005,700	1,005,700	Year End Roll	9/29/2016
2016	101	FV	347,800	0	3.647	632,500	980,300	980,300	Year End Roll	1/14/2016
2015	101	FV	344,300	0	3.647	586,100	930,400	930,400	Year End	10/2/2014
2014	101	FV	319,600	0	3.647	546,900	866,500	866,500	Year End Roll	1/23/2014
2013	101	FV	312,600	0	3.647	530,900	843,500	843,500	Year End Roll	10/25/2012
2012	101	FV	333,600	0	3.65	523,200	856,800	856,800	Year End	1/26/2012
2011	101	FV	340,500	0	3.65	540,600	881,100	881,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Herlacher, Larry	59542-240		7/18/2012	FAMILY		1	No	No		
HANSEN, RALPH H	17012-046		5/20/1986		495000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/25/2016	6603	MANUAL	10,000	C	10/20/2017			Extend roof eave a
10/8/1996	1063-96	MANUAL		C	6/3/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	D VELUTTI
6/3/1997	MEAS/EXT INS	602	D TUCKER
1/11/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

