



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THERIAULT RICHARD H
Owner 2:	THERIAULT VITA S
Owner 3:	
Street 1:	5 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	THERIAULT VITA S -
Owner 2:	-
Street 1:	5 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 1982, 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:						
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	470,800		1.837	646,400	1,117,200	384 Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	0
132			1.810	10,900	10,900		GIS Ref
Total Card		470,800	3.647	657,300	1,128,100	Entered Lot Size	GIS Ref
Total Parcel		470,800	3.647	657,300	1,128,100	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 304.99		/Parcel: 304.99		Land Unit Type:	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Year End Roll	9/28/2017
2017	101	FV	457,600	0	3.647	650,900	1,108,500	1,108,500	Year End Roll	9/29/2016
2016	101	FV	442,300	0	3.647	632,500	1,074,800	1,074,800	Year End Roll	1/14/2016
2015	101	FV	438,000	0	3.647	586,100	1,024,100	1,024,100	Year End	10/2/2014
2014	101	FV	405,500	0	3.647	546,900	952,400	952,400	Year End Roll	1/23/2014
2013	101	FV	396,900	0	3.647	530,900	927,800	927,800	Year End Roll	10/25/2012
2012	101	FV	405,500	0	3.65	523,200	928,700	928,700	Year End	1/26/2012
2011	101	FV	414,000	0	3.65	540,600	954,600	954,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THERIAULT VITA	53257-154		7/23/2009	FAMILY	100	No	No			
THERIAULT RICHA	31672-138		8/1/2000	CONVENIENC	100	No	No			
COMMERCIAL UNIO	15603-304		6/1/1984		340000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/20/1994	417	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH
1/11/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.64655 Total SF/SM: 158843.72 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 657,260 Spl Credit Total: 657,300

