

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	BIGELOW TR MARK BLAIR
Owner 2:	BIGELOW TR KATHRYN W
Owner 3:	M BLAIR BIGELOW REVOC TRUST
Street 1:	17 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BIGELOW - MARK BLAIR
Owner 2:	BIGELOW - KATHRYN W
Street 1:	17 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.76 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily WOOD Exterior and ASPHALT 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		76665		SQUARE FE	PRIME SITE		0	6.78	1.030	R3									535,617						535,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	356,500	20,900	1.760	535,600	913,000	967.00	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 243.69						/Parcel: 243.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Year End Roll	9/28/2017
2017	101	FV	352,800	20900	1.76	505,600	879,300	879,300	Year End Roll	9/29/2016
2016	101	FV	349,100	20900	1.76	490,600	860,600	860,600	Year End Roll	1/14/2016
2015	101	FV	341,600	20900	1.76	454,200	816,700	816,700	Year End	10/2/2014
2014	101	FV	326,700	20900	1.76	406,800	754,400	754,400	Year End Roll	1/23/2014
2013	101	FV	319,300	20900	1.76	395,000	735,200	735,200	Year End Roll	10/25/2012
2012	101	FV	318,600	16800	1.76	434,500	769,900	769,900	Year End	1/26/2012
2011	101	FV	330,100	16800	1.76	441,600	788,500	788,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIGELOW, MARK BL	1518-77		11/8/2017	CONVENIENC		1	No	No		
LIEPMANN W HUGO	1239-182		7/16/2001		752000	No	No			
DOWSE AMY R,	1232-186		1/25/2001	SUBSEQUENT S	700000	No	No			
JOHN BURTON WAR	919-188		5/15/1979		136500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/30/2011	4780	RENOVATI	200,000	C	4/11/2012			move master bth, c
3/4/2004	2858	POOL	25,000	C	6/12/2004			
11/1/2001	2383	RENOVATI	26,000	C	6/29/2002			kitchen
7/9/1996	999-96	MANUAL	12,000	C	6/5/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS/EXT INS	613	M COLE
9/9/1998	MEAS+INSPCTD	602	D TUCKER
6/5/1997	MEAS/EXT INS	602	D TUCKER
2/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(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:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicit:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 50%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.0%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	0.95422053
Const Adj.:	1.01999998
Adj \$ / SQ:	72.998
Other Features:	72561
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	424437
Depreciation:	67910
Depreciated Total:	356527

COMMENTS

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		RM:	8	BR:	4	Bath:	3	HB:	1			

REMODELING

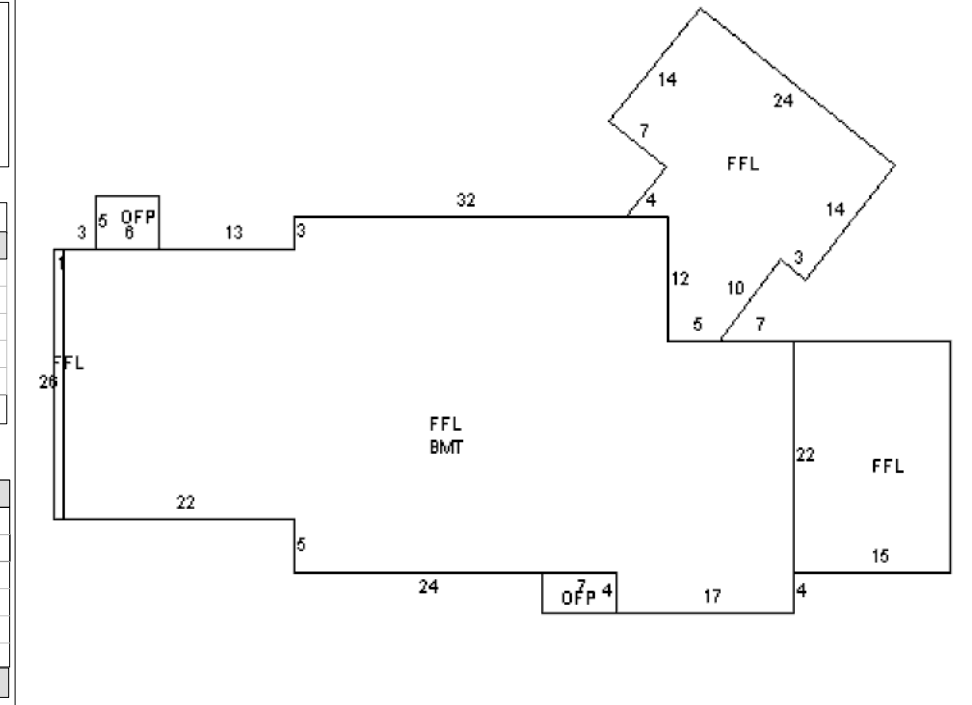
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,938	73,000	214,468	
BMT	BASEMENT	2,022	25,550	51,650	
OPF	OPEN PORCH	58	15,000	870	
Net Sketched Area:		5,018	Total:	266,988	
Size Ad	2938	Gross Area	5124	FinArea	3747

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	95	RRM	40	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
23	BATH HSE	A	Y	1	12x18	A	AV	1949	100.00	T	60	101			8,600			8,600
2	SHED/FR	A	Y	1	8x10	A	AV	1949	15.00	T	70	101			400			400
12	POOL I-G	D	Y	1	16x30	V	AV	2004	33.00	T	25	101			11,900			11,900

PARCEL ID 145 19 0

More:	N	Total Yard Items:	20,900	Total Special Features:		Total:	20,900
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IMAGE
AssessPro Patriot Properties, Inc
