



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		MEADOWBROOK RD, LINCOLN

**OWNERSHIP**

Owner 1:	HENKEN H DAVID
Owner 2:	MILLS MELISSA D
Owner 3:	
Street 1:	20 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DOE CHARLES F JR -
Owner 2:	-
Street 1:	20 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 5.372 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1997, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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:						
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 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									33,450						33,500	
101	ONE FAM		2.42		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									14,520						14,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	932,500		5.372	848,000	1,780,500	2062	0			
							GIS Ref			
							GIS Ref			
Total Card					932,500	5.372	848,000	1,780,500	Entered Lot Size	
Total Parcel					932,500	5.372	848,000	1,780,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		332.72	/Parcel:	332.72	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	950,800	0	5.372	844,800	1,795,600	1,795,600	Create Final value 2019	6/4/2019
2018	101	FV	950,800	0	5.372	844,800	1,795,600	1,795,600	Year End Roll	9/28/2017
2017	101	FV	946,800	0	5.372	844,800	1,791,600	1,791,600	Year End Roll	9/29/2016
2016	101	FV	927,400	0	5.372	792,800	1,720,200	1,720,200	Year End Roll	1/14/2016
2015	101	FV	902,100	0	5.372	737,600	1,639,700	1,639,700	Year End	10/2/2014
2014	101	FV	834,700	0	5.372	728,000	1,562,700	1,562,700	Year End Roll	1/23/2014
2013	101	FV	817,800	0	5.372	708,000	1,525,800	1,525,800	Year End Roll	10/25/2012
2012	101	FV	778,600	0	5.372	750,000	1,528,600	1,528,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOE CHARLES F J	30141-398		5/5/1999		1280000	No	No			
PETERSON, MARY	26555-327		8/2/1996	CHANGE IN US	560000	Yes	No			
PETERSON F WALL	11867-296		7/19/1970	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/13/1996	1026-96	NEW HOME	230,000	C	7/16/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/16/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	5.37155	Total SF/SM:	233984.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	847,970	Spl Credit	Total:	848,000
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**EXTERIOR INFORMATION**

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 7 - BRICK, 30%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

**GENERAL INFORMATION**

Table with general info: Grade: A- - V GOOD-, Year Blt: 1997, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

**INTERIOR INFORMATION**

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

**BATH FEATURES**

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

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

**CONDO INFORMATION**

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

**DEPRECIATION**

Table with depreciation: Phys Cond: GD - Good, 8.8%, Functional: , Economic: , Special: , Override: , Total: 8.8%

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 92.00, Size Adj.: 0.88106161, Const Adj.: 1.04141998, Adj \$ / SQ: 84.415, Other Features: 74873, Grade Factor: 1.75, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1017590, Depreciation: 89548, Depreciated Total: 928043

**COMMENTS**

Empty table for comments.

**RESIDENTIAL GRID**

Table with 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: 10 BRs: 3 Baths: 4 HB 2

**REMODELING**

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

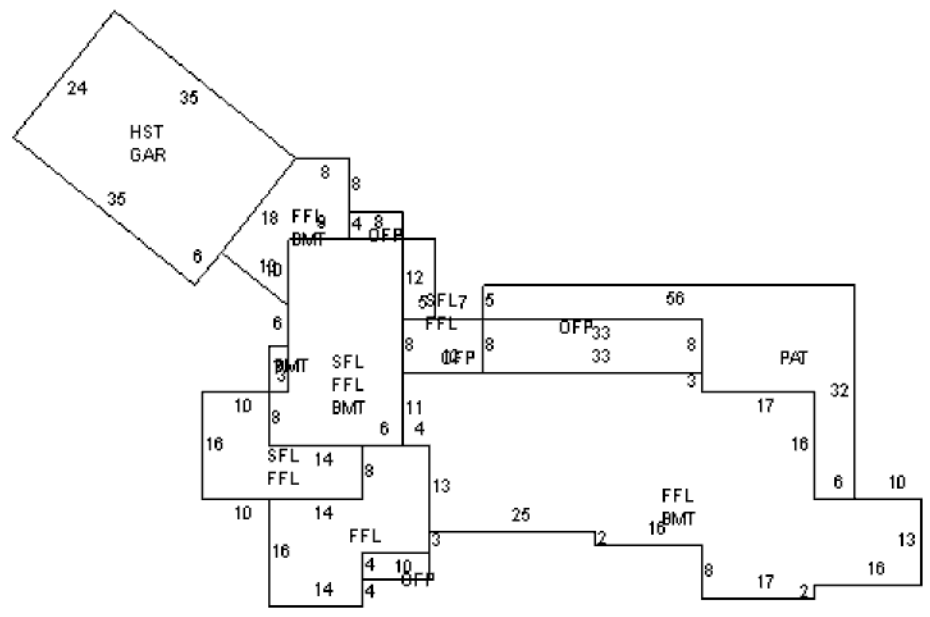
**RES BREAKDOWN**

Table with res breakdown: No Unit RMS BRS FL, 1 10 3 1, Totals 1 10 3

**COMPARABLE SALES**

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 1469177.245, Juris. Factor: , Val/Su Fin: 174.27, Special Features: 4500, Val/Su Net: 102.91, Final Total: 932500, Val/Su SzAd: 203.69

**SKETCH**



**SUB AREA**

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 3,273 84.420 276,291, BMT BASEMENT 2,578 30.600 78,888, SFL 2ND FLOOR 883 84.420 74,539, GAR GARAGE 844 36.000 30,384, PAT PATIO 629 7.000 4,403, OFF OPEN PORCH 432 15.000 6,480, HST HALF STORY 422 84.420 35,623, Net Sketched Area: 9,061 Total: 506,608, Size Ad 4578 Gross Area 9483 FinArea 5351

**SUB AREA DETAIL**

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 30 A 0

**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, MN DUMWAIT M S 11

Summary row: More: N, Total Yard Items: , Total Special Features: 4,500, Total: 4,500

**IMAGE**

AssessPro Patriot Properties, Inc

