



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BROOKS RD, LINCOLN

OWNERSHIP

Owner 1:	BETHONEY JESSICA
Owner 2:	
Owner 3:	
Street 1:	41 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1309 Type:

PREVIOUS OWNER

Owner 1:	MERETZKY STEVEN E -
Owner 2:	ROCK ELIZABETH H -
Street 1:	41 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1309

NARRATIVE DESCRIPTION

This Parcel contains 2.46 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 Infl	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									18,690						18,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	723,500	1,500	2.460	578,700	1,303,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 359.45						/Parcel: 359.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Create Final value 2019	6/4/2019
2018	101	FV	724,600	1500	2.46	561,100	1,287,200	1,287,200	Year End Roll	9/28/2017
2017	101	FV	680,000	1500	2.46	530,700	1,212,200	1,212,200	Year End Roll	9/29/2016
2016	101	FV	672,100	1500	2.46	515,500	1,189,100	1,189,100	Year End Roll	1/14/2016
2015	101	FV	647,500	1500	2.46	478,700	1,127,700	1,127,700	Year End	10/2/2014
2014	101	FV	641,400	1500	2.46	430,700	1,073,600	1,073,600	Year End Roll	1/23/2014
2013	101	FV	629,100	1500	2.46	418,700	1,049,300	1,049,300	Year End Roll	10/25/2012
2012	101	FV	316,300	1500	2.46	458,700	776,500	776,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MERETZKY STEVEN	53782-79		11/3/2009		825000	No	No			
JOSEPH ROGERS	21386-461		8/29/1991		385000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/23/2010	4614	SHED	3,000	C	7/13/2011			install 10x12 gard
7/22/2010	4529	NEW HOME	750,000	C	7/13/2011			single family home
6/15/2010	4482	DEMOLITI		C				demo bldg into fou
6/20/2006	3464	RENOVATI	102,547	C	5/10/2007			Remodel kit & inte
8/30/2004	3020	WDK	16,000	C	4/30/2005			remove old and bui

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2012	MEAS+INSPCTD	25	D ERSKINE
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	
5/16/2007	MEAS+INSPCTD	100	
4/30/2005	MEAS+INSPCTD	615	
1/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- CAPE
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:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
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:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
2	SHED/FR	D	Y	1	10x12	A	AV	2010	15.00	T	15	101			1,500			1,500

More: N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
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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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		0%

CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	0.93289894
Const Adj.:	1.01999998
Adj \$ / SQ:	78.028
Other Features:	72519
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	723494
Depreciation:	0
Depreciated Total:	723494

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	10	BR	3	Bath	3	HB	1				

REMODELING

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

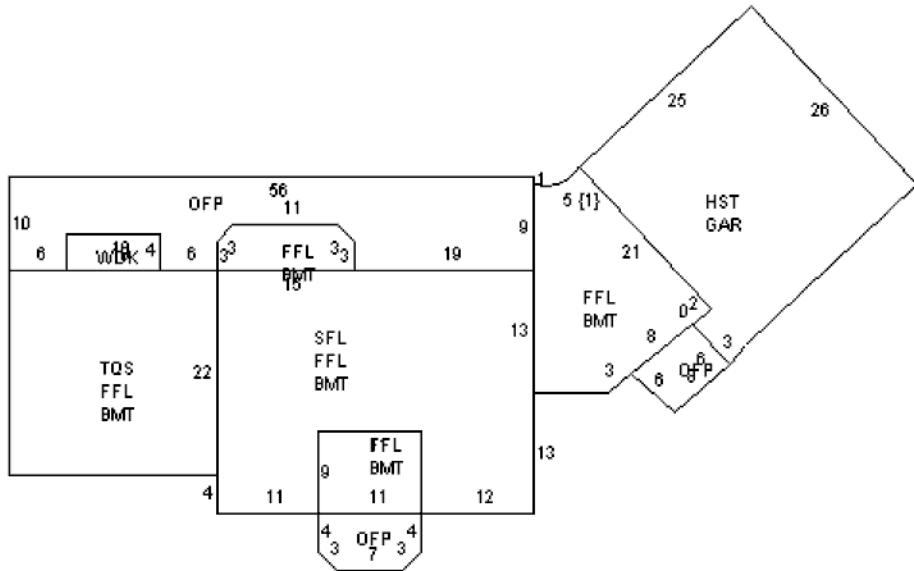
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	2
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	842423.4127
Juris. Factor:		Val/Su Fin:	199.48		
Special Features:	0	Val/Su Net:	110.12		
Final Total:	723500	Val/Su SzAd	220.55		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,732	23.410	40,543	
FFL	1ST FLOOR	1,732	78.030	135,144	
GAR	GARAGE	958	36.000	34,488	
SFL	2ND FLOOR	707	78.030	55,127	
OFFP	OPEN PORCH	559	15.000	8,385	
HST	HALF STORY	479	78.030	37,375	
TQS	3/4 STORY	363	78.030	28,324	
WDK	WOOD DECK	40	38.000	1,520	
Net Sketched Area:		6,570	Total:	340,906	
Size Ad	3280.5	Gross Area	7248	Fin Area	3627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

112 30 0