



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANTHONY III ARTHUR J
Owner 2:	ANTHONY LARA L
Owner 3:	
Street 1:	35 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	WINSHIP LEE C TR -
Owner 2:	WINSHIP JOYCE L TR -
Street 1:	35 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1960, 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 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		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	459,100	47,500	1.870	561,000	1,067,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 380.33						/Parcel: 380.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Create Final value 2019	6/4/2019
2018	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Year End Roll	9/28/2017
2017	101	FV	417,000	47500	1.87	513,000	977,500	977,500	Year End Roll	9/29/2016
2016	101	FV	399,800	47500	1.87	497,800	945,100	945,100	Year End Roll	1/14/2016
2015	101	FV	396,300	47500	1.87	461,000	904,800	904,800	Year End	10/2/2014
2014	101	FV	371,600	47500	1.87	413,000	832,100	832,100	Year End Roll	1/23/2014
2013	101	FV	265,700	1600	1.87	401,000	668,300	668,300	Year End Roll	10/25/2012
2012	101	FV	271,100	1600	1.87	441,000	713,700	713,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINSHIP LEE C T	48196-46		9/21/2006		785000	No	No			
WINSHIP LEE C,	34856-507		2/20/2002	CONVENIENC		1	No	No		
WINSHIP, JOYCE	12567-73		12/14/1973	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2015	6293	MANUAL	300	C				Sheet metal work f
11/6/2012	5225	SOLAR PA	27,000	C				install roof mount
10/24/2012	5203	WOOD STO		C				install wood stove
7/12/2012	5094	MANUAL	61,355	C	6/25/2013			install foundation
4/22/2009	4156	RENO-ADD	218,000	C	7/14/2011			add of fam room &
5/1/2008	3933	MANUAL	9,000	C	12/9/2008			construct a deck/w

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
4/30/2009	PERMIT VISIT	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/4/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, 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

Table with general details: Grade: B - GOOD, Year Blt: 1960, Eff Yr Blt: %, Alt LUC: %, Jurisdict: %, Const Mod: %, Lump Sum Adj: %

INTERIOR INFORMATION

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

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, 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

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

CONDO INFORMATION

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

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 14.0%, Functional: %, Economic: %, Special: %, Override: %, Total: 14.8%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.96375132, Const Adj.: 1.01999998, Adj \$ / SQ: 92.404, Other Features: 66232, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 538851, Depreciation: 79750, Depreciated Total: 459101

COMMENTS

GAR ANGLED

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other Upper, Lvl 1, Lvl 2, Lower, Totals RMs: 9, BRs: 4, Baths: 2, HB 1

REMODELING

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

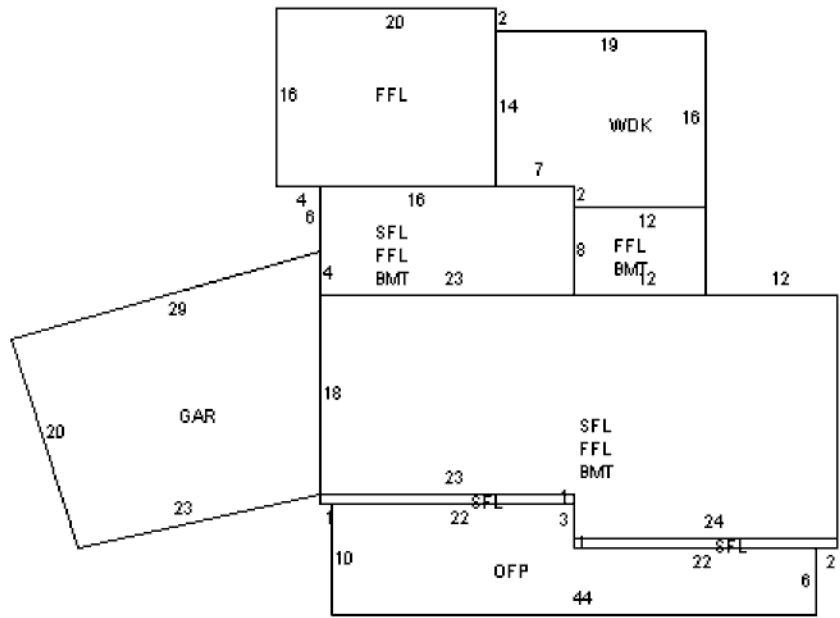
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 4

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 747158.5020, Juris. Factor, Val/Su Fin: 163.56, Special Features: 0, Val/Su Net: 87.46, Final Total: 459100, Val/Su SzAd: 163.56

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,249, Total: 318,661, Size Ad: 2807, Gross Area: 5249, FinArea: 2807

SUB AREA DETAIL

Table with sub area detail headers: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

PARCEL ID 112 31 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 47,500, Total Special Features: %, Total: 47,500