



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELDER DOUGLAS H
Owner 2:	ELDER LISA E
Owner 3:	
Street 1:	38 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		41818		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,818						479,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	526,400	5,200	0.960	479,800	1,011,400		0
							GIS Ref
							GIS Ref
Total Card	526,400	5,200	0.960	479,800	1,011,400	Entered Lot Size	
Total Parcel	526,400	5,200	0.960	479,800	1,011,400	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 246.33		/Parcel: 246.33			Land Unit Type:	
							Insp Date
							05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	496,800	5200	.96	464,700	966,700	966,700	Create Final value 2019	6/4/2019
2018	101	FV	496,800	1300	.96	464,700	962,800	962,800	Year End Roll	9/28/2017
2017	101	FV	484,200	1300	.96	438,700	924,200	924,200	Year End Roll	9/29/2016
2016	101	FV	475,700	1300	.96	425,700	902,700	902,700	Year End Roll	1/14/2016
2015	101	FV	471,500	1300	.96	394,100	866,900	866,900	Year End	10/2/2014
2014	101	FV	442,000	1300	.96	353,000	796,300	796,300	Year End Roll	1/23/2014
2013	101	FV	433,500	1300	.96	342,700	777,500	777,500	Year End Roll	10/25/2012
2012	101	FV	442,000	1300	1.38	407,200	850,500	850,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24630-101		6/20/1994		175000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215000	Yes	No			8 LOTS SOLD
	12337-552		12/31/1940		0	No	No			LOTS A + B

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/2012	5069	RENOVATI	4,000	C				reno existing bath
9/23/2002	2588	MANUAL	30,000	C	6/17/2003			mud room entry & b
1/22/2002	2424	MANUAL	5,000	C	7/6/2002			frame walls around
9/22/2000	2090	SHED		C	6/28/2001			
3/22/2000	1899	MANUAL	18,500	C	6/28/2001			dormers on garage
9/24/1999	1806	MANUAL	20,000	C	5/29/2000			porch & entrancewa
5/25/1994	463-94	NEW HOME	199,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
6/28/2001	MEAS/EXT INS	613	
5/29/2000	MEAS+INSPCTD	611	
12/5/1995	MEAS/EXT INS	607	
8/29/1995	PERMIT VISIT	606	

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 Structure: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with 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.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table for residential grid: 1st Res Grid, Desc: Line 1, # Units 1. Includes Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 13, BRs: 4, Baths: 3, HB: 1).

GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1995, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

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

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , % , Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: , % , Bsmnt Flr: , Bsmnt Gar: .

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 4.6%, Functional: , % , Economic: , % , Special: , % , Override: , % , Total: 4.6%.

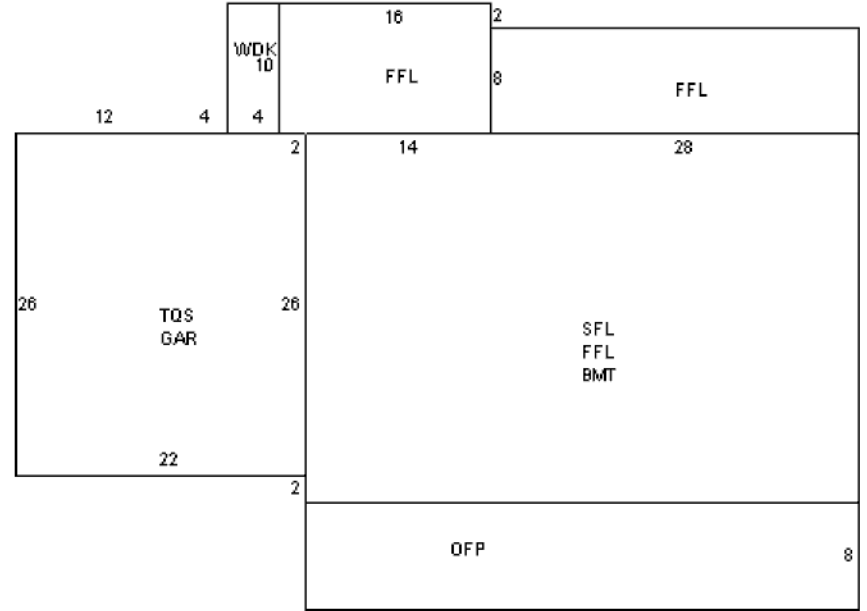
REMODELING

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

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 13, 4.

SKETCH



INTERIOR INFORMATION

Table with interior details: 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.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.93957347, Const Adj.: 1.01999998, Adj \$ / SQ: 90.086, Other Features: 77937, Grade Factor: 1.26, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 551736, Depreciation: 25380, Depreciated Total: 526356.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: 963698.4252, Juris. Factor: , Val/Su Fin: 128.20, Special Features: 0, Val/Su Net: 99.53, Final Total: 526400, Val/Su SzAd: 166.32.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,289, Total: 359,949, Size Ad: 3165, Gross Area: 5432, FinArea: 4106.

SUB AREA DETAIL

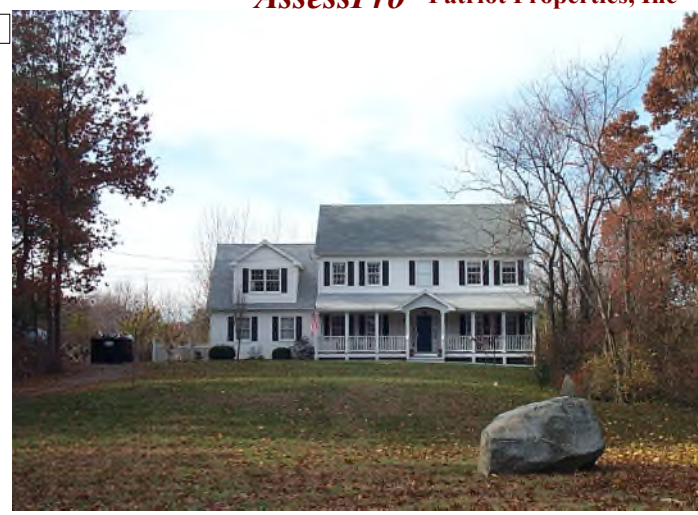
Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, BMT, SFL, GAR, TQS, OFF, WDK.

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. Includes SHED/FR and PATIO.

Summary row: More: N, Total Yard Items: 5,200, Total Special Features: , Total: 5,200.

IMAGE



AssessPro Patriot Properties, Inc