



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BROOKS HL, LINCOLN

OWNERSHIP

Owner 1:	PANG TR SAMUEL S		
Owner 2:			
Owner 3:	SSP BROOKS HILL 2004 LIVING TR		
Street 1:	PO BOX 6074		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,920						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	682,600		1.837	664,000	1,346,600
132			1.820	10,900	10,900
Total Card	682,600		3.657	674,900	1,357,500
Total Parcel	682,600		3.657	674,900	1,357,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	245.36	/Parcel:	245.36

Legal Description	User Acct
Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	634,500	0	3.657	657,300	1,291,800	1,291,800	Create Final value 2019	6/4/2019
2018	101	FV	635,600	0	3.657	657,300	1,292,900	1,292,900	Year End Roll	9/28/2017
2017	101	FV	618,900	0	3.657	650,900	1,269,800	1,269,800	Year End Roll	9/29/2016
2016	101	FV	598,800	0	3.657	632,500	1,231,300	1,231,300	Year End Roll	1/14/2016
2015	101	FV	593,300	0	3.657	586,100	1,179,400	1,179,400	Year End	10/2/2014
2014	101	FV	554,800	0	3.657	546,900	1,101,700	1,101,700	Year End Roll	1/23/2014
2013	101	FV	543,800	0	3.657	530,900	1,074,700	1,074,700	Year End Roll	10/25/2012
2012	101	FV	554,800	0	3.66	524,100	1,078,900	1,078,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANG SAMUEL C,	49608-595		6/14/2007	FAMILY		1	No	No		
ARTHUR JACQUELI	38241-266		3/10/2003		1155000	No	No			
ANDERSON, FLETC	17211-355		7/17/1986		600000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/11/2000	1869	RENOVATI	30,000	C	5/30/2000			basement 5/30/00
12/15/1999	1859	KITCHEN	30,000	C	5/30/2000			cabinets 5/30/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/30/2000	MEAS+INSPCTD	611	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

