



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALDEN SABRA D
Owner 2:	ALDEN JAMES M
Owner 3:	
Street 1:	6 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

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

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 WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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:				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	Legal Description	User Acct
101	638,500		1.837	664,000	1,302,500	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	0
132			1.820	10,900	10,900		GIS Ref
Total Card		638,500	3.657	674,900	1,313,400	Entered Lot Size	GIS Ref
Total Parcel		638,500	3.657	674,900	1,313,400	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		329.40	/Parcel:	329.40	06/11/12
						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	596,400	0	3.657	657,300	1,253,700	1,253,700	Create Final value 2019	6/4/2019
2018	101	FV	596,400	0	3.657	657,300	1,253,700	1,253,700	Year End Roll	9/28/2017
2017	101	FV	582,200	0	3.657	650,900	1,233,100	1,233,100	Year End Roll	9/29/2016
2016	101	FV	564,300	0	3.657	632,500	1,196,800	1,196,800	Year End Roll	1/14/2016
2015	101	FV	559,600	0	3.657	586,100	1,145,700	1,145,700	Year End	10/2/2014
2014	101	FV	526,900	0	3.657	546,900	1,073,800	1,073,800	Year End Roll	1/23/2014
2013	101	FV	517,500	0	3.657	530,900	1,048,400	1,048,400	Year End Roll	10/25/2012
2012	101	FV	512,300	0	3.66	524,100	1,036,400	1,036,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASSANO MICHAEL	29229-366		10/15/1998		785000	No	No			
BICKFORD, HELEN	24970-375		11/2/1994		425000	No	No			
BICKFORD, HELEN	16395-549		8/29/1985	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/27/2016	6410	SOLAR PA		C	7/5/2016			
8/2/2011	4809	KITCHEN	34,000	C	6/11/2012			remodel kit
5/31/2006	3446	WDK	42,000	C				Construct farmers
3/20/1998	1360	RENOVATI	41,000	C	6/2/1998			ALSO BATH 100% 7/1
2/27/1996	900-96	RENOVATI	28,000	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
4/9/1999	MEAS+INSPCTD	600	
6/2/1998	MEAS/EXT INS	602	
1/13/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 6	- COLONIAL
Sty Ht: 2	- 2
(Liv) Units: 1	Total: 1
Foundation: 1	- CONCRETE
Frame: 1	- WOOD
Prime Wall: 1	- WOOD SHING
Sec Wall:	
Roof Struct: 1	- GABLE
Roof Cover: 1	- ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade: B	- GOOD
Year Blt: 1982	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: 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: Yes	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

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

Full Bath: 2	Rating: GOOD
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 2	Rating: GOOD
A HBth:	Rating:
OthrFix: 4	Rating: GOOD

OTHER FEATURES

Kits: 1	Rating: GOOD
A Kits:	Rating:
Frpl: 1	Rating: AVERAGE
WSFlue: 2	Rating: AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor: 1	- 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond: VG	- Very Good	8.8%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		8.8%

CALC SUMMARY

Basic \$ / SQ: 94.00
Size Adj.: 0.93382353
Const Adj.: 1.01999998
Adj \$ / SQ: 89.535
Other Features: 86146
Grade Factor: 1.40
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 700162
Depreciation: 61614
Depreciated Total: 638547

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: 4 Baths: 2 HB: 2

REMODELING

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

RES BREAKDOWN

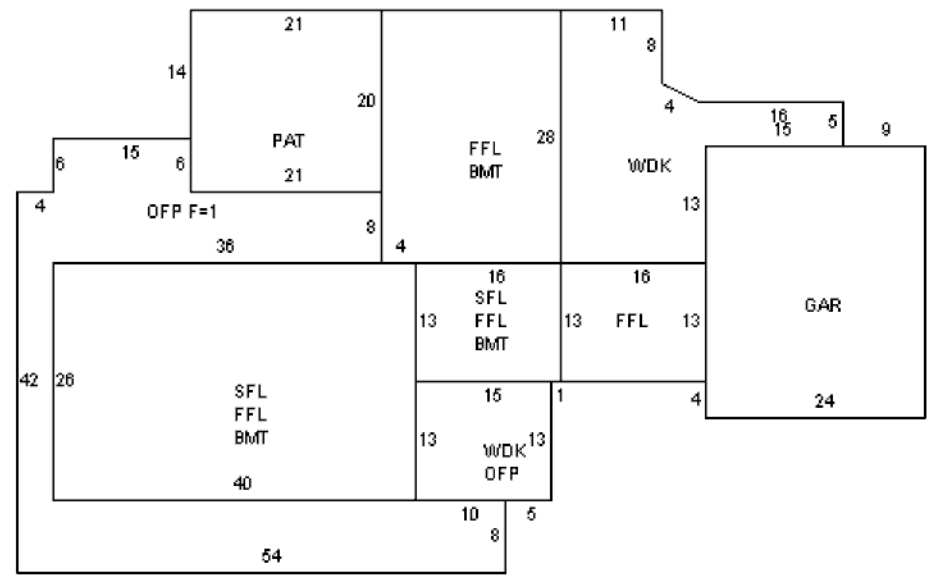
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	1129420.275
Juris. Factor:	Val/Su Fin:	160.15	
Special Features: 0	Val/Su Net:	79.56	
Final Total: 638500	Val/Su SzAd:	195.62	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,016	89.530	180,503	
BMT	BASEMENT	1,808	35.810	64,752	
SFL	2ND FLOOR	1,248	89.530	111,740	
OPF	OPEN PORCH	1,141	15.000	17,115	
GAR	GARAGE	720	36.000	25,920	
WDK	WOOD DECK	672	16.370	11,001	
PAT	PATIO	420	7.000	2,940	
Net Sketched Area: 8,025		Total:		413,971	
Size Ad	3264	Gross Area	8025	FinArea	3987

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

