



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CALLOW III ALLAD D
Owner 2:	CALLOW JESSICA BURKE
Owner 3:	
Street 1:	8 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	CHICKLES - COLIN
Owner 2:	CHICKLES - SHELDA
Street 1:	8 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 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	549,300		1.837	664,000	1,213,300	378 Cluster Subdivision 1/19 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		549,300	3.657	674,900	1,224,200	Entered Lot Size	GIS Ref
Total Parcel		549,300	3.657	674,900	1,224,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		297.14	/Parcel:	297.14	06/25/13
						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	511,600	0	3.657	657,300	1,168,900	1,168,900	Create Final value 2019	6/4/2019
2018	101	FV	511,600	0	3.657	657,300	1,168,900	1,168,900	Year End Roll	9/28/2017
2017	101	FV	498,600	0	3.657	650,900	1,149,500	1,149,500	Year End Roll	9/29/2016
2016	101	FV	482,900	0	3.657	632,500	1,115,400	1,115,400	Year End Roll	1/14/2016
2015	101	FV	478,600	0	3.657	586,100	1,064,700	1,064,700	Year End	10/2/2014
2014	101	FV	445,300	0	3.657	546,900	992,200	992,200	Year End Roll	1/23/2014
2013	101	FV	414,900	0	3.657	530,900	945,800	945,800	Year End Roll	10/25/2012
2012	101	FV	415,200	0	3.66	524,100	939,300	939,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHICKLES, COLIN	62106-158		6/26/2013		1160000	No	No			
KOUPAS WILLIAM	34066-114		11/15/2001		875000	No	No			
FINE HOMES REAL	14875-314		1/27/1983		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2019	R-19-0034	WDK	37,000	C				Redo existing deck
9/6/2012	5154	RENOVATI	70,000	C	6/25/2013			remodel 3 & 1/2 ba
6/29/2011	4777	RENOVATI	34,000	C	6/11/2012			inter bth reno & r
2/15/2007	3615	RENOVATI	69,000	C	5/23/2007			Kitch remodel;coc

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

