



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOODMAN DAVID
Owner 2:	GOODMAN JOHANNA KAROLINA STARK
Owner 3:	
Street 1:	12 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LEONARDI - MARK
Owner 2:	LEONARDI - REBECCA
Street 1:	12 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	444,300		1.837	664,000	1,108,300	3482 Cluster Subdivision 1/9 int in common land parcels 16-17-0, 16-17-10 to 12
132			1.810	10,900	10,900	
Total Card	444,300		3.647	674,900	1,119,200	Entered Lot Size
Total Parcel	444,300		3.647	674,900	1,119,200	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	287.42	/Parcel:	287.42	Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	09/28/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Create Final value 2019	6/4/2019
2018	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Year End Roll	9/28/2017
2017	101	FV	444,900	0	3.647	650,900	1,095,800	1,095,800	Year End Roll	9/29/2016
2016	101	FV	441,200	0	3.647	632,500	1,073,700	1,073,700	Year End Roll	1/14/2016
2015	101	FV	430,100	0	3.647	586,100	1,016,200	1,016,200	Year End	10/2/2014
2014	101	FV	398,300	1100	3.647	546,900	946,300	946,300	Year End Roll	1/23/2014
2013	101	FV	391,000	1100	3.647	530,900	923,000	923,000	Year End Roll	10/25/2012
2012	101	FV	391,000	1100	3.65	523,200	915,300	915,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEONARDI,MARK	67303-506		5/24/2016		1087000	No	No			
STAHL EDWARD L,	49487-424		5/23/2007		1150000	No	No			
DANIELS STARR R	31945-183		10/16/2000		914000	No	No			
DANIELS GROVER	30096-195		2/29/1996	CONVENIENC		1	No	No		
EASTMENT, JEFFR	15207-525		9/8/1983		250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/2016	6468	ROOF	22,125	C				Strip & re-roof dw
12/3/1996	1094-96	MANUAL		C	6/3/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/28/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/3/1997	MEAS/EXT INS	602	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

