



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KOCHMANN CAROL C
Owner 2:	RITZ JOHN J
Owner 3:	
Street 1:	9 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 3.647 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1982, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Influ	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	User Acct
101	387,900		1.837	664,000	1,051,900	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	
132			1.810	10,900	10,900		
Total Card	387,900		3.647	674,900	1,062,800	Entered Lot Size	
Total Parcel	387,900		3.647	674,900	1,062,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		236.22	/Parcel:	236.22	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	351,900	0	3.647	657,300	1,009,200	1,009,200	Create Final value 2019	6/4/2019
2018	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Year End Roll	9/28/2017
2017	101	FV	348,300	0	3.647	650,900	999,200	999,200	Year End Roll	9/29/2016
2016	101	FV	344,700	0	3.647	632,500	977,200	977,200	Year End Roll	1/14/2016
2015	101	FV	337,500	0	3.647	586,100	923,600	923,600	Year End	10/2/2014
2014	101	FV	291,900	0	3.647	546,900	838,800	838,800	Year End Roll	1/23/2014
2013	101	FV	285,600	0	3.647	530,900	816,500	816,500	Year End Roll	10/25/2012
2012	101	FV	285,600	0	3.65	523,200	808,800	808,800	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAGHAVAN, LAKSH	25478-159		7/11/1995		460000	No	No			PRIVATE SALE, NOT LISTED
LEVINE, LEWIS J	17360-477		9/3/1986		520000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/1997	1236	SHED	500	C	3/17/1998			3/17/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/8/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/17/1998	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	3.64655	Total SF/SM:	158843.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	674,860	Spl Credit		Total:	674,900
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