



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		BROOKS RD, LINCOLN

**OWNERSHIP**

Owner 1:	ELDER DOUGLAS H
Owner 2:	ELDER LISA E
Owner 3:	
Street 1:	38 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41818		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,818						479,800	

Total AC/HA:	0.96001	Total SF/SM:	41818.04	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	479,818	Spl Credit		Total:	479,800
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	530,600	5,200	0.960	479,800	1,015,600		0
							GIS Ref
							GIS Ref
Total Card	530,600	5,200	0.960	479,800	1,015,600	Entered Lot Size	
Total Parcel	530,600	5,200	0.960	479,800	1,015,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	247.36	/Parcel:	247.36	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	526,400	5200	.96	479,800	1,011,400	1,011,400	Year End Roll	9/26/2019
2019	101	FV	496,800	5200	.96	464,700	966,700	966,700	Create Final value 2019	6/4/2019
2018	101	FV	496,800	1300	.96	464,700	962,800	962,800	Year End Roll	9/28/2017
2017	101	FV	484,200	1300	.96	438,700	924,200	924,200	Year End Roll	9/29/2016
2016	101	FV	475,700	1300	.96	425,700	902,700	902,700	Year End Roll	1/14/2016
2015	101	FV	471,500	1300	.96	394,100	866,900	866,900	Year End	10/2/2014
2014	101	FV	442,000	1300	.96	353,000	796,300	796,300	Year End Roll	1/23/2014
2013	101	FV	433,500	1300	.96	342,700	777,500	777,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24630-101		6/20/1994		175000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215000	Yes	No			8 LOTS SOLD
	12337-552		12/31/1940		0	No	No			LOTS A + B

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2019	R-19-0131	ROOF	15,500	C				Strip & re-roof dw
6/13/2012	5069	RENOVATI	4,000	C				reno existing bath
9/23/2002	2588	MANUAL	30,000	C	6/17/2003			mud room entry & b
1/22/2002	2424	MANUAL	5,000	C	7/6/2002			frame walls around
9/22/2000	2090	SHED		C	6/28/2001			
3/22/2000	1899	MANUAL	18,500	C	6/28/2001			dormers on garage
9/24/1999	1806	MANUAL	20,000	C	5/29/2000			porch & entrancewa
5/25/1994	463-94	NEW HOME	199,000	C	8/29/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
6/28/2001	MEAS/EXT INS	613	
5/29/2000	MEAS+INSPCTD	611	
12/5/1995	MEAS/EXT INS	607	
8/29/1995	PERMIT VISIT	606	

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

**USER DEFINED**

Prior Id # 1:	12 19 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/22/20	15:19:32

**LAST REV**

Date	Time
01/31/20	13:30:02

blakeley 541

**EXTERIOR INFORMATION**

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)
Year Blt:	1995 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

**CONDO INFORMATION**

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

**COMMENTS**

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**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	RMs: 13			BRs: 4		Baths: 3			HB: 1			

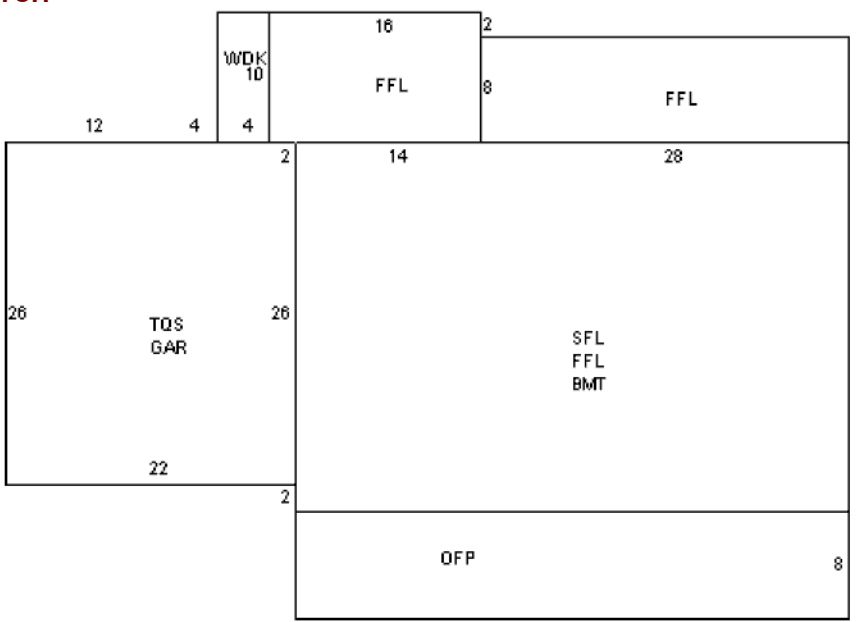
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	13	4	
<b>Totals</b>			
1	13	4	

**SKETCH**



**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:	

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		4.6%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.93957347
Const Adj.:	1.01999998
Adj \$ / SQ:	91.045
Other Features:	77937
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	556197
Depreciation:	25585
Depreciated Total:	530612

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,560	91.040	142,030	
BMT	BASEMENT	1,176	40.970	48,181	
SFL	2ND FLOOR	1,176	91.040	107,069	
GAR	GARAGE	572	36.000	20,592	
TQS	3/4 STORY	429	91.040	39,058	
OFF	OPEN PORCH	336	15.000	5,040	
WDK	WOOD DECK	40	38.000	1,520	
<b>Net Sketched Area:</b> 5,289		<b>Total:</b>		363,490	
Size Ad	3165	Gross Area	5432	FinArea	4106

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

**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
2	SHED/FR	D	Y	1	10x12	A	AV	2001	15.00	T	30	101			1,300			1,300
19	PATIO	D	Y	1	648	A	AV	2010	7.00	T	15	101			3,900			3,900

**PARCEL ID**

109 10 0

More:	N	Total Yard Items:	5,200	Total Special Features:		Total:	5,200
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**IMAGE**

*AssessPro* Patriot Properties, Inc

