

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALKER MARK A
Owner 2:	WALKER SANDRA BERLIN
Owner 3:	
Street 1:	1886 CAMINO A LOS CEROS
Street 2:	
Twn/City:	MENLO PARK
St/Prov:	CA Cntry Own Occ: Y
Postal:	94025 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.17 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		50965		SQUARE FE	PRIME SITE		0	7.	1.399	R3									499,026						499,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	429,300	1,800	1.170	499,000	930,100
Total Card	429,300	1,800	1.170	499,000	930,100
Total Parcel	429,300	1,800	1.170	499,000	930,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		313.48	/Parcel: 313.48

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,900	1800	1.17	449,100	876,800	876,800	Year End Roll	9/26/2019
2019	101	FV	405,400	1800	1.17	410,800	818,000	818,000	Create Final value 2019	6/4/2019
2018	101	FV	405,400	1600	1.17	410,800	817,800	817,800	Year End Roll	9/28/2017
2017	101	FV	395,200	1600	1.17	387,800	784,600	784,600	Year End Roll	9/29/2016
2016	101	FV	388,400	1600	1.17	376,300	766,300	766,300	Year End Roll	1/14/2016
2015	101	FV	385,000	1600	1.17	348,400	735,000	735,000	Year End	10/2/2014
2014	101	FV	361,100	1600	1.17	330,400	693,100	693,100	Year End Roll	1/23/2014
2013	101	FV	354,300	1600	1.17	356,400	712,300	712,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIXON, GEORGE L	26909-315		12/17/1996		445500	No	No			
GEORGE L. DIXON	21580-533		12/3/1991	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/22/20	15:45:44

LAST REV

Date	Time
06/08/20	11:47:21

USER DEFINED

Prior Id # 1:	15 12 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/4/1995	MEAS+INSPCTD	607	
2/5/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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: .

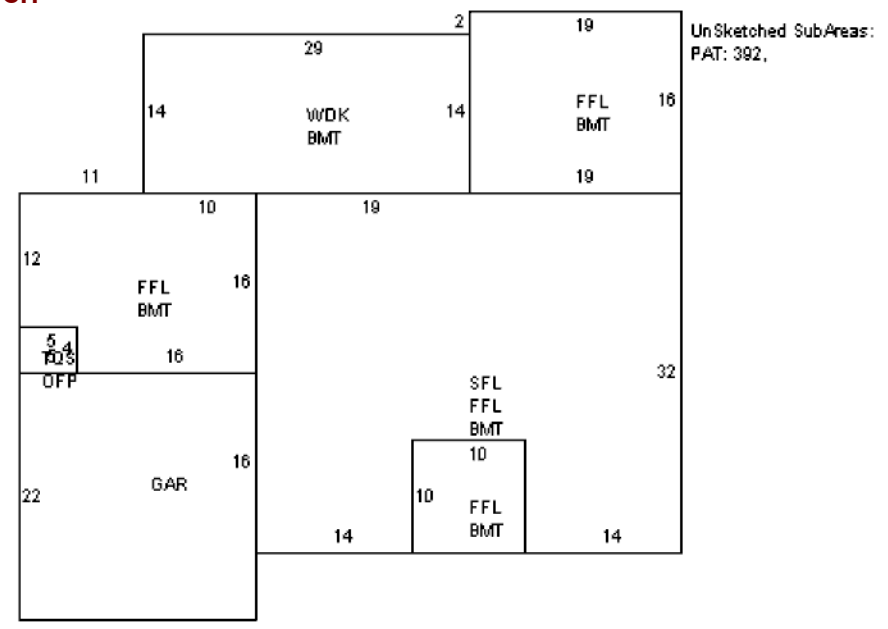
BATH FEATURES

Table with bath details: Full Bath: 3 Rating: GOOD, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: 1 Rating: AVERAGE, A HBth: Rating: , OthrFix: 4 Rating: AVERAGE.

COMMENTS

Blank comment box.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1991, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

RESIDENTIAL GRID

Table with residential grid details: 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: 9, BRs: 3, Baths: 3, HB 1.

REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 3, 1.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, 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: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 11.1%, Functional: %, Economic: %, Special: %, Override: , Total: 11.2%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 95.00, Size Adj.: 0.95222449, Const Adj.: 1.01999998, Adj \$ / SQ: 92.271, Other Features: 79250, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 483415, Depreciation: 54143, Depreciated Total: 429273.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 718846.6535, Juris. Factor, Val/Su Fin: 144.69, Special Features: 0, Val/Su Net: 66.16, Final Total: 429300, Val/Su SzAd: 144.69.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrp, % Type, Qu, # Ten. Includes Totals: Net Sketched Area: 6,489, Total: 352,371.

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Table with 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: 1,800 Total Special Features: Total: 1,800

IMAGE

AssessPro Patriot Properties, Inc

