



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIERCINSKI ROBERT A
Owner 2:	WIERCINSKI SUSAN AHERN
Owner 3:	
Street 1:	29 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		1.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									31,590						31,600	
101	ONE FAM		0.21		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,260						1,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	347,800		3.100	592,900	940,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		247.02	/Parcel:	247.02	Insp Date
						Land Unit Type:	10/01/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,700	0	3.1	592,900	937,600	937,600	Year End Roll	9/26/2019
2019	101	FV	314,200	0	3.1	575,300	889,500	889,500	Create Final value 2019	6/4/2019
2018	101	FV	314,200	0	3.1	575,300	889,500	889,500	Year End Roll	9/28/2017
2017	101	FV	311,100	0	3.1	544,900	856,000	856,000	Year End Roll	9/29/2016
2016	101	FV	308,100	0	3.1	529,700	837,800	837,800	Year End Roll	1/14/2016
2015	101	FV	302,000	0	3.1	492,900	794,900	794,900	Year End	10/2/2014
2014	101	FV	289,800	0	3.1	444,900	734,700	734,700	Year End Roll	1/23/2014
2013	101	FV	283,700	0	3.21	436,200	719,900	719,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS ROAD REA	22408-15		9/18/1992		362000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/25/2013	5565	WOOD STO		C				pellet burning woo
4/8/1999	1673	WDK	8,000	C	6/2/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPCTD	607	
6/27/1994	FIELDREV CHG	600	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: 16 - STONE VE, 25%, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color, View / Desir.

BATH FEATURES

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

COMMENTS

APT IN BASEMENT HAS 1 BATH, 1 BED, KITCHEN AND LIVING ROOM .

OTHER FEATURES

Table with other features: Kits: 2, Rating: AVERAGE, A Kits, Frpl: 2, Rating: AVERAGE, WSFlue, Rating.

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1957, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, 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: 5, Baths: 3, HB.

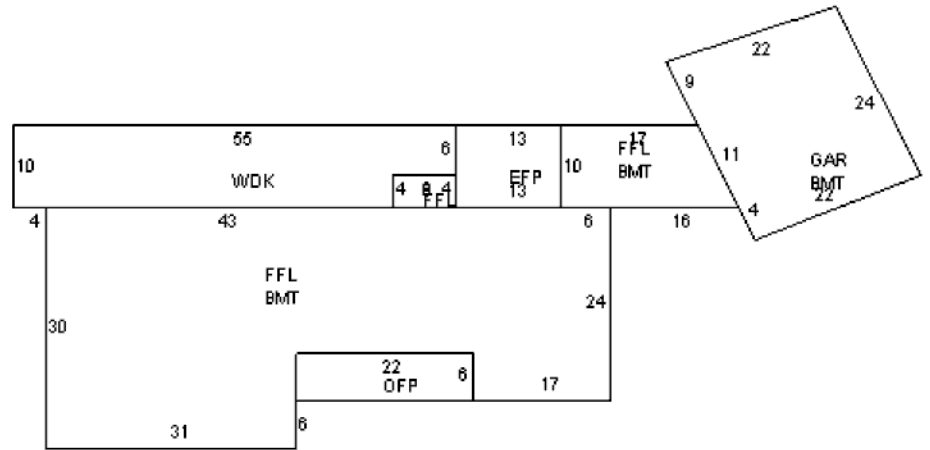
REMODELING

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

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL, Totals (1, 9, 5).

SKETCH



INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: 1 - DRYWALL, 50%, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 4 - CARPET, 50%, 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: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation info: Phys Cond: GD - Good, 22.0%, Functional, Economic, Special, Override, Total: 22.4%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 86.00, Size Adj.: 1.05596638, Const Adj.: 1.01757491, Adj \$ / SQ: 92.409, Other Features: 63333, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 448170, Depreciation: 100390, Depreciated Total: 347780.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 830936.8316, Juris. Factor, Val/Su Fin: 91.33, Special Features: 0, Val/Su Net: 60.61, Final Total: 347800, Val/Su SzAd: 177.36.

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,738, Total: 336,818, Size Ad: 1961, Gross Area: 5738, FinArea: 3808.

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table for specifying features and yard items with columns: 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.

PARCEL ID

112 32 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items, Total Special Features, Total.