



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JALET BRIAN N
Owner 2:	JALET KIMBERLY L
Owner 3:	
Street 1:	19 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAIRNS SMITH - SARAH J
Owner 2:	CHRISTENFELD - TIMOTHY H T
Street 1:	50 OLD WINTER STREET
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1694, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Infl	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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,790						2,800	
101	ONE FAM		1.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,060						6,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	273,300	2,600	2.940	568,900	844,800		0
							GIS Ref
							GIS Ref
Total Card	273,300	2,600	2.940	568,900	844,800	Entered Lot Size	
Total Parcel	273,300	2,600	2.940	568,900	844,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		353.47	/Parcel:	353.47	Insp Date
						Land Unit Type:	11/17/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,700	2600	2.94	568,900	849,200	849,200	Year End Roll	9/26/2019
2019	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Create Final value 2019	6/4/2019
2018	101	FV	269,000	2600	2.94	551,300	822,900	822,900	Year End Roll	9/28/2017
2017	101	FV	256,900	2600	2.94	520,900	780,400	780,400	Year End Roll	9/29/2016
2016	101	FV	254,900	2600	2.94	505,700	763,200	763,200	Year End Roll	1/14/2016
2015	101	FV	240,400	2600	2.94	468,900	711,900	711,900	Year End	10/2/2014
2014	101	FV	230,100	2600	2.94	420,900	653,600	653,600	Year End Roll	1/23/2014
2013	101	FV	223,900	2600	2.94	408,900	635,400	635,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAIRNS SMITH,SA	69972-16		9/22/2017		850000	No	No			
ROGERS HARRIET	29425-607		11/24/1998		536000	No	No			
HARRIET ROGERS	21859-314		3/28/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2018	7078	KITCHEN	44,590	C	11/2/2018			Remodel the kitche
12/17/2007	3846	MANUAL	14,000	C	6/12/2008			add insulation & s
12/17/2007	3845	SHED		C	6/12/2008			4x8 shed next to g
5/16/2003	2696	MANUAL	12,000	C	6/17/2003			remodel 2nd fl bat
11/16/1998	1583	MANUAL	7,000	C	6/30/1999			replace sills, etc

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	PERMIT VISIT	622	K Cuoco
11/17/2016	MEAS/EXT INS	4	JG
6/12/2008	MEAS+INSPCTD	100	
5/15/2004	MEAS/EXT INS	615	
6/17/2003	MEAS+INSPCTD	615	
6/30/1999	MEAS/EXT INS	602	
12/4/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	2A	- 2A
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1694	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	5	- STEAM
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	5	- STEAM
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

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
4	GARAGE/L	D	Y		1400	F	FR	1910	25.20	T	80	101			2,000			2,000
2	SHED/FR	D	Y	1	6x8	A	AV	2008	15.00	T	15	101			600			600

More:	N	Total Yard Items:	2,600	Total Special Features:		Total:	2,600
-------	---	-------------------	-------	-------------------------	--	--------	-------

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	34%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			34%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.00104606
Const Adj.:	0.99970198
Adj \$ / SQ:	100.075
Other Features:	61500
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	414134
Depreciation:	140806
Depreciated Total:	273329

COMMENTS

DANIEL BROOKS HSE. 11/16 EST UAT= AC IN WNDW.

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	RM	S:	7	BR	S:	3	Bath	S:	2	HB		

REMODELING

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

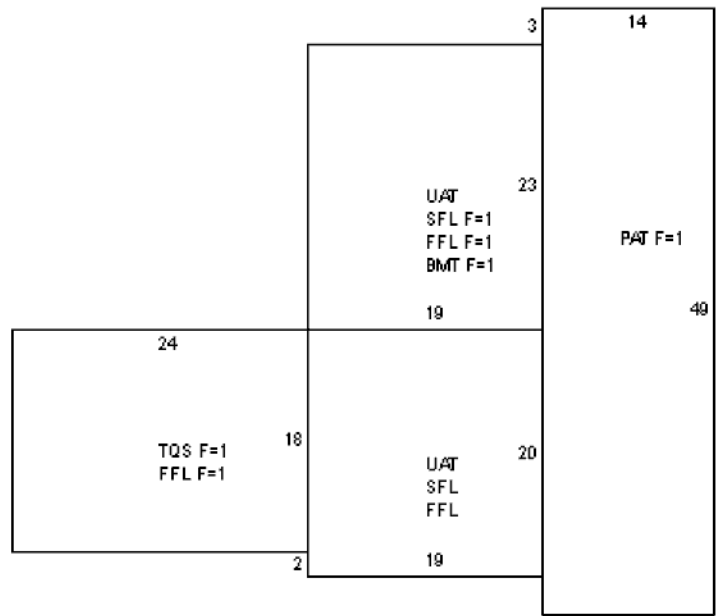
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	807745.7556
Juris. Factor:		Val/Su Fin:		114.35	
Special Features:	0	Val/Su Net:		75.17	
Final Total:	273300	Val/Su SzAd		114.35	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,249	100.070	124,993	
SFL	2ND FLOOR	817	100.070	81,761	
PAT	PATIO	686	7.000	4,802	
BMT	BASEMENT	437	25.020	10,933	
TQS	3/4 STORY	324	100.070	32,424	
UAT	UNF ATTIC	123	100.070	12,264	
Net Sketched Area:		3,636	Total:	267,177	
Size Ad	2390	Gross Area	4438	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

