



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LI LIN
Owner 2:	SU JUDY
Owner 3:	
Street 1:	10 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

**PREVIOUS OWNER**

Owner 1:	LIPSON - FRAN
Owner 2:	-
Street 1:	10 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

**NARRATIVE DESCRIPTION**

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
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
101	429,200	1,000	1.837	640,000	1,070,200	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	429,200	1,000	3.647	650,900	1,081,100	Entered Lot Size
Total Parcel	429,200	1,000	3.647	650,900	1,081,100	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 303.89		/Parcel: 303.89			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	422,500	1000	3.647	674,900	1,098,400	1,098,400	Year End Roll	9/26/2019
2019	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Create Final value 2019	6/4/2019
2018	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Year End Roll	9/28/2017
2017	101	FV	412,500	1000	3.647	650,900	1,064,400	1,064,400	Year End Roll	9/29/2016
2016	101	FV	409,200	1000	3.647	632,500	1,042,700	1,042,700	Year End Roll	1/14/2016
2015	101	FV	399,200	1000	3.647	586,100	986,300	986,300	Year End	10/2/2014
2014	101	FV	372,500	1000	3.647	546,900	920,400	920,400	Year End Roll	1/23/2014
2013	101	FV	365,800	1000	3.647	530,900	897,700	897,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIPSON,FRAN	68958-295		3/1/2017		980000	No	No			
WEBSTER, PETER	21427-173		9/20/1991		440000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2018	7260	SHEET MT	16,755	C				Sheet metal work t
10/3/2008	4060	TEMPORAR		C				tent 10/16-10/19
4/8/2008	3908	TEMPORAR		C				tent 20x40 5-22 to
11/16/2008	3871	RENO-ADD	50,000	C	5/29/2008			kit addition & ren
11/30/2007	3830	RENOVATI	60,000	C	5/29/2008			kit,screen prch, d

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
4/22/2006	MEAS/EXT INS	615	
5/10/1996	MEAS+INSPCTD	606	
1/11/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS****OTHER FEATURES**

Kits:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**GENERAL INFORMATION**

Grade:	C+	- AVG. (+)	
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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: 8	BRs: 3	Baths: 2	HB: 2

**INTERIOR INFORMATION**

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:	10 - PROPANE		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

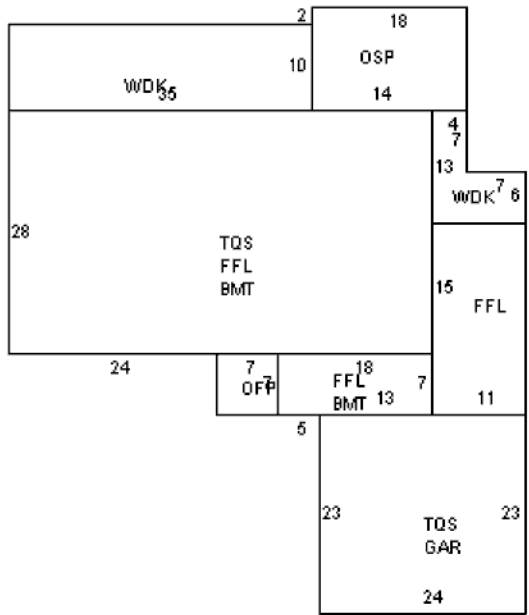
Phys Cond:	GD - Good		14.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			14.8	%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

**SKETCH****CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	0.93850142
Const Adj.:	1.01999998
Adj \$ / SQ:	89.984
Other Features:	88007
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	503739
Depreciation:	74553
Depreciated Total:	429185

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,740	89.980	156,571	
BMT	BASEMENT	1,498	28.120	42,124	
TQS	3/4 STORY	1,443	89.980	129,846	
GAR	GARAGE	552	36.000	19,872	
WDK	WOOD DECK	444	17.460	7,752	
OSP	SCRN PORCH	216	22.500	4,860	
OFF	OPEN PORCH	49	15.000	735	
Net Sketched Area:		5,942	Total:	361,760	
Size Ad	3183	Gross Area	6423	FinArea	3558

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	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
2	SHED/FR	D	Y	1	8X16	A	AV	1992	15.00	T	50	101			1,000			1,000

**PARCEL ID** 113 42 0**IMAGE**

AssessPro Patriot Properties, Inc



More: N	Total Yard Items: 1,000	Total Special Features:	Total: 1,000
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