



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GOODMAN DAVID
Owner 2:	GOODMAN JOHANNA KAROLINA STARK
Owner 3:	
Street 1:	12 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

**PREVIOUS OWNER**

Owner 1:	LEONARDI - MARK
Owner 2:	LEONARDI - REBECCA
Street 1:	12 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 1983, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		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	User Acct
101	451,700		1.837	640,000	1,091,700	3482 Cluster Subdivision 1/9 int in common land parcels 16-17-0, 16-17-10 to 12	0
132			1.810	10,900	10,900		GIS Ref
Total Card		451,700	3.647	650,900	1,102,600	Entered Lot Size	GIS Ref
Total Parcel		451,700	3.647	650,900	1,102,600	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		283.15	/Parcel:	283.15	09/28/13
						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	444,300	0	3.647	674,900	1,119,200	1,119,200	Year End Roll	9/26/2019
2019	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Create Final value 2019	6/4/2019
2018	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Year End Roll	9/28/2017
2017	101	FV	444,900	0	3.647	650,900	1,095,800	1,095,800	Year End Roll	9/29/2016
2016	101	FV	441,200	0	3.647	632,500	1,073,700	1,073,700	Year End Roll	1/14/2016
2015	101	FV	430,100	0	3.647	586,100	1,016,200	1,016,200	Year End	10/2/2014
2014	101	FV	398,300	1100	3.647	546,900	946,300	946,300	Year End Roll	1/23/2014
2013	101	FV	391,000	1100	3.647	530,900	923,000	923,000	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEONARDI,MARK	67303-506		5/24/2016		1087000	No	No			
STAHL EDWARD L,	49487-424		5/23/2007		1150000	No	No			
DANIELS STARR R	31945-183		10/16/2000		914000	No	No			
DANIELS GROVER	30096-195		2/29/1996	CONVENIENC		1	No	No		
EASTMENT, JEFFR	15207-525		9/8/1983		250000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/22/2020	R-20-0097	BATH	27,000	O				Bathroom remodel o
6/13/2016	6468	ROOF	22,125	C				Strip & re-roof dw
12/3/1996	1094-96	MANUAL		C	6/3/1997			RE-ROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/28/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/3/1997	MEAS/EXT INS	602	
1/11/1996	MEAS+INSPCTD	606	

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

