



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOCHMANN CAROL C
Owner 2:	RITZ JOHN J
Owner 3:	
Street 1:	9 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1982, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 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	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	391,500		1.837	640,000	1,031,500	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	391,500		3.647	650,900	1,042,400	Entered Lot Size	
Total Parcel	391,500		3.647	650,900	1,042,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		231.69	/Parcel:	231.69	Insp Date
						Land Unit Type:	09/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,900	0	3.647	674,900	1,062,800	1,062,800	Year End Roll	9/26/2019
2019	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Create Final value 2019	6/4/2019
2018	101	FV	351,900	0	3.647	657,300	1,009,200	1,009,200	Year End Roll	9/28/2017
2017	101	FV	348,300	0	3.647	650,900	999,200	999,200	Year End Roll	9/29/2016
2016	101	FV	344,700	0	3.647	632,500	977,200	977,200	Year End Roll	1/14/2016
2015	101	FV	337,500	0	3.647	586,100	923,600	923,600	Year End	10/2/2014
2014	101	FV	291,900	0	3.647	546,900	838,800	838,800	Year End Roll	1/23/2014
2013	101	FV	285,600	0	3.647	530,900	816,500	816,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAGHAVAN, LAKSH	25478-159		7/11/1995		460000	No	No			PRIVATE SALE, NOT LISTED
LEVINE, LEWIS J	17360-477		9/3/1986		520000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/1997	1236	SHED	500	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/17/1998	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	3.64655	Total SF/SM:	158843.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,860	Spl Credit		Total:	650,900
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EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
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:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV	- Average	21.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			21.5%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	0.96337128
Const Adj.:	1.08070004
Adj \$ / SQ:	89.536
Other Features:	60275
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	498777
Depreciation:	107237
Depreciated Total:	391540

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS

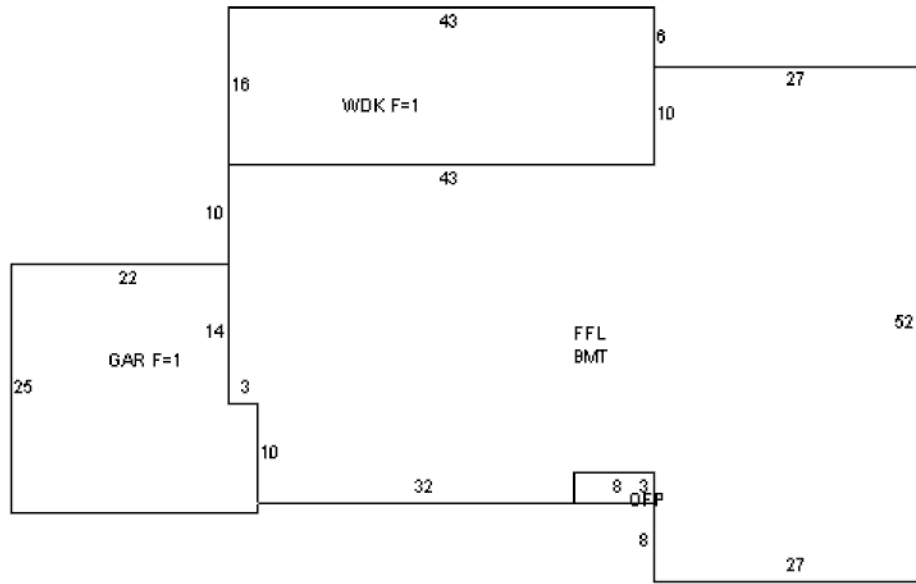
RESIDENTIAL GRID

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:	4	Bath s:	3	HB	1				

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals	1	7	4

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,812	35.810	100,710
FFL	1ST FLOOR	2,812	89.540	251,775
WDK	WOOD DECK	688	16.320	11,229
GAR	GARAGE	583	36.000	20,988
OPF	OPEN PORCH	24	15.000	360
Net Sketched Area:	6,919	Total:	385,062	
Size Ad	2812	Gross Area	6919	FinArea 4499

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 113 45 0

Total Yard Items:

Total Special Features:

Total: