



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERLACHER TR LARRY R
Owner 2:	
Owner 3:	HERLACHER FAMILY TRUST
Street 1:	7 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	Herlacher - Larry R
Owner 2:	Herlacher - Jane B
Street 1:	7 Brooks HI
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) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:				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 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	
101	393,100		1.837	640,000	1,033,100	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	393,100		3.647	650,900	1,044,000	Entered Lot Size	
Total Parcel	393,100		3.647	650,900	1,044,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		319.46	/Parcel:	319.46	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	389,600	0	3.647	674,900	1,064,500	1,064,500	Year End Roll	9/26/2019
2019	101	FV	365,400	0	3.647	657,300	1,022,700	1,022,700	Create Final value 2019	6/4/2019
2018	101	FV	365,400	0	3.647	657,300	1,022,700	1,022,700	Year End Roll	9/28/2017
2017	101	FV	354,800	0	3.647	650,900	1,005,700	1,005,700	Year End Roll	9/29/2016
2016	101	FV	347,800	0	3.647	632,500	980,300	980,300	Year End Roll	1/14/2016
2015	101	FV	344,300	0	3.647	586,100	930,400	930,400	Year End	10/2/2014
2014	101	FV	319,600	0	3.647	546,900	866,500	866,500	Year End Roll	1/23/2014
2013	101	FV	312,600	0	3.647	530,900	843,500	843,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Herlacher, Larry	59542-240		7/18/2012	FAMILY		1	No	No		
HANSEN, RALPH H	17012-046		5/20/1986		495000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/25/2016	6603	MANUAL	10,000	C	10/20/2017			Extend roof eave a
10/8/1996	1063-96	MANUAL		C	6/3/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	
1/11/1996	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

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
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:	1983	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	15	- HEAT PUMP
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% 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

More: N

Total Yard Items:

Total Special Features:

Total:

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	21.%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			21.%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.93359852
Const Adj.:	1.00999999
Adj \$ / SQ:	89.579
Other Features:	55597
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	497644
Depreciation:	104505
Depreciated Total:	393139

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: 9 BR: 4 Baths: 2 HB: 1		

REMODELING

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

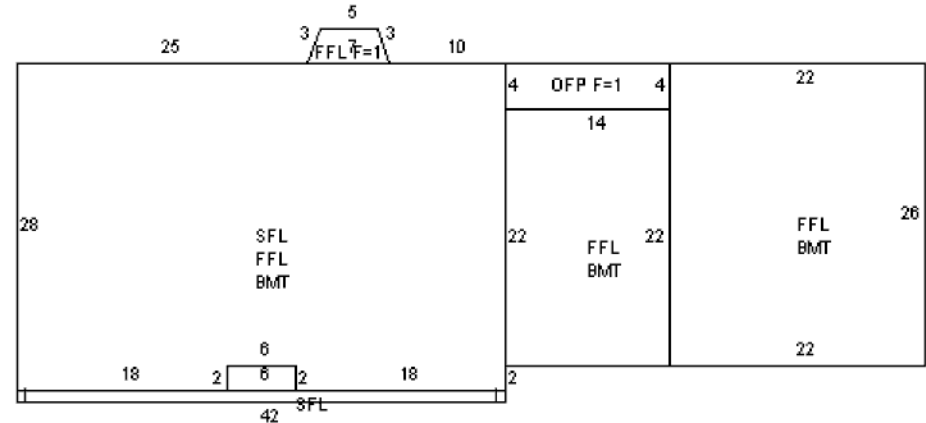
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	483100.0000
Juris. Factor:	Val/Su Fin:	120.29	
Special Features:	0	Val/Su Net:	73.23
Final Total:	393100	Val/Su SzAd:	120.29

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,062	89.580	184,711	
BMT	BASEMENT	2,044	22.390	45,775	
SFL	2ND FLOOR	1,206	89.580	108,032	
OFP	OPEN PORCH	56	15.000	840	
Net Sketched Area:		5,368	Total:	339,358	
Size Ad	3268	Gross Area	5368	FinArea	3268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc