

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	MIRENDA ANTHONY
Owner 2:	CORNOGG TRACEY M
Owner 3:	
Street 1:	15 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2208 Type:

PREVIOUS OWNER

Owner 1:	LIEPMANN W HUGO -
Owner 2:	LIEPMANN J CYNTHIA -
Street 1:	15 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2208

NARRATIVE DESCRIPTION

This Parcel contains 2.01 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.173		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,190						5,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	353,100	600	2.010	565,200	918,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 372.25						/Parcel: 372.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,300	600	2.01	565,200	884,100	884,100	Year End Roll	9/26/2019
2019	101	FV	307,800	600	2.01	547,600	856,000	856,000	Create Final value 2019	6/4/2019
2018	101	FV	307,800	600	2.01	547,600	856,000	856,000	Year End Roll	9/28/2017
2017	101	FV	299,400	600	2.01	517,200	817,200	817,200	Year End Roll	9/29/2016
2016	101	FV	299,400	600	2.01	502,000	802,000	802,000	Year End Roll	1/14/2016
2015	101	FV	288,700	600	2.01	465,200	754,500	754,500	Year End	10/2/2014
2014	101	FV	286,100	600	2.01	417,200	703,900	703,900	Year End Roll	1/23/2014
2013	101	FV	280,800	600	2.01	405,200	686,600	686,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIEPMANN	01259-63		10/11/2002		845000	No	No			
BUTKUS + SWEENE	1061-145		9/19/1989		450000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/14/2016	6393	MANUAL	25,000	C	5/2/2017			Sheet metal work f
3/4/2016	6358	WINDOWS	54,558	C				Install windows in
10/13/2011	4885	RENOVATI	150,000	C	6/26/2012			reno kit & master
8/10/2009	4242	RENOVATI	65,000	C	11/12/2009			new front step;re-
6/17/2009	4214	MANUAL	10,390	C				replace 8 windows.
11/30/1994	637-94	ROOF	20	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEAS/EXT INS	25	D ERSKINE
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
12/21/1998	ABATE-INSPEC	600	
9/9/1998	MEAS+INSPECTD	602	
2/19/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1946	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:	1	- DRYWALL	50%
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	5	- LINO/VINYL	10%
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:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

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

OTHER FEATURES

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

CONDO INFORMATION

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

CALC SUMMARY

Phys Cond:	GD	- Good	24.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			24.6%

COMPARABLE SALES

Basic \$ / SQ:	95.00
Size Adj.:	1.02605247
Const Adj.:	1.01699996
Adj \$ / SQ:	99.132
Other Features:	75614
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	468360
Depreciation:	115217
Depreciated Total:	353144

COMMENTS

NEW 5 BED SEPTIC 1990.

RESIDENTIAL GRID

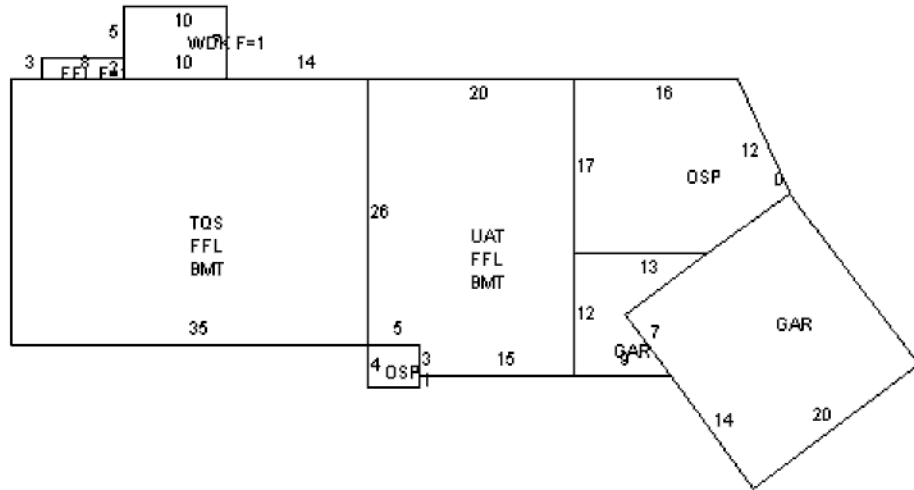
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RMs:	7	BRs:	2	Baths:	2	HB:	1					

REMODELING

Exterior:	
Interior:	1990
Additions:	
Kitchen:	1990
Baths:	1990
Plumbing:	
Electric:	
Heating:	
General:	1990

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,491	99.130	147,806	
BMT	BASEMENT	1,475	29.740	43,866	
TQS	3/4 STORY	683	99.130	67,658	
GAR	GARAGE	517	36.000	18,612	
OSP	SCRN PORCH	326	22.500	7,335	
UAT	UNF ATTIC	85	99.130	8,401	
WDK	WOOD DECK	70	34.610	2,423	
Net Sketched Area:		4,646	Total:	296,100	
Size Adj	2173.5	Gross Area	5354	FinArea	2469

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

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	144	A	AV	1950	15.00	T	70	101			600			600

PARCEL ID 145 20 0**IMAGE***AssessPro* Patriot Properties, Inc

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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