

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		BROOKS RD, LINCOLN

OWNERSHIP

Owner 1:	WALKER MARK A
Owner 2:	WALKER SANDRA BERLIN
Owner 3:	
Street 1:	1886 CAMINO A LOS CEROS
Street 2:	
Twn/City:	MENLO PARK
St/Prov:	CA Cntry Own Occ: Y
Postal:	94025 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.17 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		50965		SQUARE FE	PRIME SITE		0	7.91	1.399	R3									563,900						563,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	448,400	1,800	1.170	563,900	1,014,100
Total Card	448,400	1,800	1.170	563,900	1,014,100
Total Parcel	448,400	1,800	1.170	563,900	1,014,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		341.79	/Parcel: 341.79

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	429,300	1800	1.17	499,000	930,100	930,100	Year End Roll	10/15/2020
2020	101	FV	425,900	1800	1.17	449,100	876,800	876,800	Year End Roll	9/26/2019
2019	101	FV	405,400	1800	1.17	410,800	818,000	818,000	Create Final value 2019	6/4/2019
2018	101	FV	405,400	1600	1.17	410,800	817,800	817,800	Year End Roll	9/28/2017
2017	101	FV	395,200	1600	1.17	387,800	784,600	784,600	Year End Roll	9/29/2016
2016	101	FV	388,400	1600	1.17	376,300	766,300	766,300	Year End Roll	1/14/2016
2015	101	FV	385,000	1600	1.17	348,400	735,000	735,000	Year End	10/2/2014
2014	101	FV	361,100	1600	1.17	330,400	693,100	693,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIXON, GEORGE L	26909-315		12/17/1996		445,500	No	No			
GEORGE L. DIXON	21580-533		12/3/1991	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/4/1995	MEAS+INSPCTD	607	
2/5/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.17000	Total SF/SM:	50965.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	563,900	Spl Credit		Total:	563,900
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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:	C+	- AVG. (+)
Year Bilt:	1991	Eff Yr Bilt:
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:		%
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: 0
Solar HW:	NO	Central Vac: NO
% 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
2	SHED/FR	D	Y	1	12x16	G	AV	1991	18.75	T	50	101			1,800			1,800
More:				N														
Total Yard Items:					1,800					Total Special Features:								
															Total:		1,800	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	11.1%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.2%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.95222449
Const Adj.:	1.01999998
Adj \$ / SQ:	100.041
Other Features:	79250
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	504933
Depreciation:	56553
Depreciated Total:	448381

COMMENTS

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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: 9			BRs: 3		Baths: 3		HB: 1				

REMODELING

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

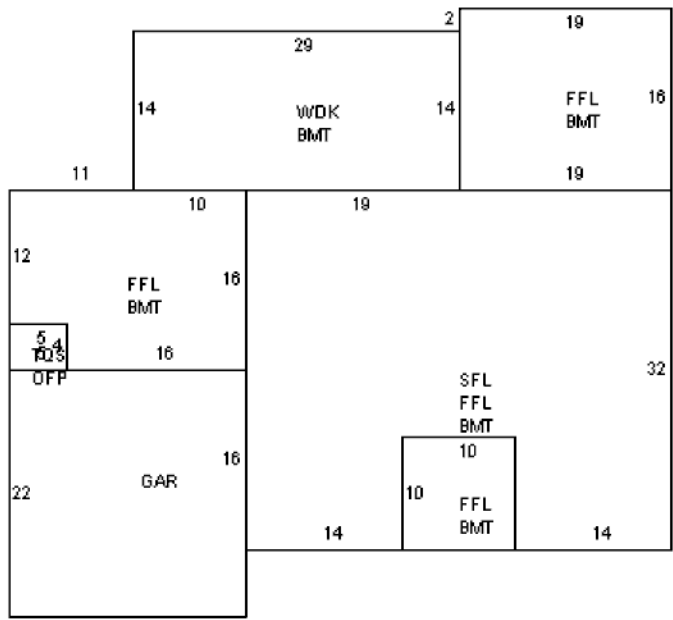
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	718846.6535
Juris. Factor:	Before Depr:			110.04
Special Features:	0	Val/Su Net:		69.10
Final Total:	448400	Val/Su SzAd		151.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,242	25.010	56,073	
FFL	1ST FLOOR	1,836	100.040	183,675	
SFL	2ND FLOOR	1,116	100.040	111,645	
GAR	GARAGE	462	36.000	16,632	
WDK	WOOD DECK	406	17.760	7,210	
PAT	PATIO	392	7.000	2,744	
OPF	OPEN PORCH	20	15.000	300	
TQS	3/4 STORY	15	100.040	1,501	
Net Sketched Area:		6,489	Total:	379,780	
Size Ad	2967	Gross Area	6494	FinArea	2967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

