



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PRESHMAN MICHAEL
Owner 2:	TSAUR YULIYA
Owner 3:	
Street 1:	6 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1312 Type:

**PREVIOUS OWNER**

Owner 1:	ZORNIG - JOHN G
Owner 2:	STOTERAU - SUZANNE
Street 1:	6 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1312

**NARRATIVE DESCRIPTION**

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 3 HalfBaths, 0 3/4 Baths, 16 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	2	ABV ST
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		69696		SQUARE FE	PRIME SITE		0	6.33	1.103	R1									486,833						486,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	435,400	35,200	1.600	486,800	957,400
Total Card 435,400 35,200 1.600 486,800 957,400					
Total Parcel 435,400 35,200 1.600 486,800 957,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 198.40		/Parcel: 198.40	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	408,100	35200	1.6	423,000	866,300	866,300	Year End Roll	10/15/2020
2020	101	FV	401,100	35200	1.6	365,300	801,600	801,600	Year End Roll	9/26/2019
2019	101	FV	484,400	35200	1.6	244,400	764,000	764,000	Create Final value 2019	6/4/2019
2018	101	FV	484,400	35200	1.6	244,400	764,000	764,000	Year End Roll	9/28/2017
2017	101	FV	462,600	35200	1.6	344,600	842,400	842,400	Year End Roll	9/29/2016
2016	101	FV	453,800	35200	1.6	334,300	823,300	823,300	Year End Roll	1/14/2016
2015	101	FV	436,400	35200	1.6	309,600	781,200	781,200	Year End	10/2/2014
2014	101	FV	432,000	35200	1.6	316,900	784,100	784,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZORNIG,JOHN G	70485-386		1/8/2018		750,000	No	No			
BACHRACH ALAN J	31903-398		10/6/2000		649,000	No	No			DEATH CERT BK63218 PG217
MCGRATH MARY F	13651-175		3/2/1979		109,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/9/2019	R-19-0089	BARN	23,000	C	10/13/2020			insulate barn; cha
4/27/2016	6410	ROOF	41,445	C				Install solar pane
8/20/2008	4026	MANUAL	500	C				50' guyed antenna
4/23/1993	217	BARN	19,000	C	12/7/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/28/2019	SALES INSP	621	N Cramer
4/6/2017	VISITED	618	G BOURGAULT
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	
12/7/1993	PERMIT VISIT	600	
12/15/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1968
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
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: 100
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	140	A	AV	1968	15.00	T	70	101			600			600
2	SHED/FR	D	Y	1	32	A	AV	1968	15.00	T	70	101			100			100
32	BARN/LFT	D	Y	1	20X37	G	GD	1992	56.25	T	17	101			34,500			34,500

More: N	Total Yard Items: 35,200	Total Special Features: 0	Total: 35,200
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	27%
Functional:		
Economic:		
Special:		
Override:		
<b>Total:</b>		<b>27.3%</b>

**CALC SUMMARY**

Basic \$ / SQ:	104.00
Size Adj.:	0.96246457
Const Adj.:	1.02509999
Adj \$ / SQ:	102.609
Other Features:	63689
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	598928
Depreciation:	163507
Depreciated Total:	435421

**COMMENTS**

Business-Lincoln Holistic Psychiatry.

**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:	16	BRs:	4	Baths:	2	HB	3				

**REMODELING**

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

**RES BREAKDOWN**

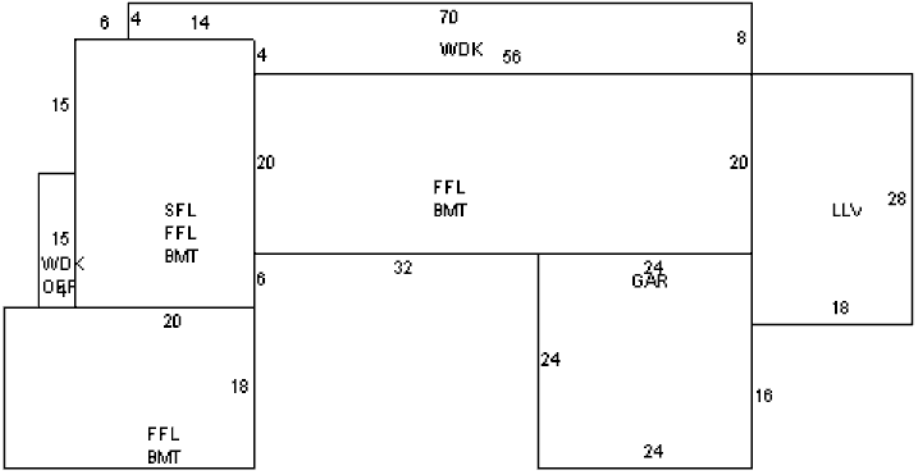
No Unit	RMS	BRS	FL
1	16	4	
<b>Totals</b>			
1	16	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	715823.2365	
Juris. Factor:	Before Depr:	112.87		
Special Features:	Val/Su Net:	64.48		
Final Total:	435400	Val/Su SzAd	154.18	

**PARCEL ID** 112 12 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,224	60.280	134,069
FFL	1ST FLOOR	2,224	102.610	228,202
SFL	2ND FLOOR	600	102.610	61,565
GAR	GARAGE	576	36.000	20,736
WDK	WOOD DECK	564	16.780	9,462
LLV	LOWR LEVEL	504	51.300	25,857
OPF	OPEN PORCH	60	15.000	900
<b>Net Sketched Area:</b>		6,752		480,791
Size Ad	2824	Gross Area	6752	FinArea 4826

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

**IMAGE**



*AssessPro* Patriot Properties, Inc