



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		BROOKS RD, LINCOLN
Unit #:		
Owner 1: LARSEN ERIK		
Owner 2: CHUN JEANNIE		
Owner 3:		
Street 1: 20 BROOKS ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	398,300	800	1.990	637,400	1,036,500
Total Card 398,300 800 1.990 637,400 1,036,500					
Total Parcel 398,300 800 1.990 637,400 1,036,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 346.28		/Parcel: 346.28	

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

Insp Date	05/09/18
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**PREVIOUS OWNER**

Owner 1: COLLINS - JOHN B	
Owner 2: COLLINS - SYLVA H	
Street 1: 5 ARROWHEAD RD	
Twn/City: WESTPORT	
St/Prov: CT	Cntry:
Postal: 06880	Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	395,200	800	1.99	564,600	960,600	960,600	Year End Roll	10/15/2020
2020	101	FV	392,400	800	1.99	564,600	957,800	957,800	Year End Roll	9/26/2019
2019	101	FV	372,200	800	1.99	547,000	920,000	920,000	Create Final value 2019	6/4/2019
2018	101	FV	372,200	800	1.99	547,000	920,000	920,000	Year End Roll	9/28/2017
2017	101	FV	363,600	800	1.99	516,600	881,000	881,000	Year End Roll	9/29/2016
2016	101	FV	349,000	800	1.99	501,400	851,200	851,200	Year End Roll	1/14/2016
2015	101	FV	346,300	800	1.99	464,600	811,700	811,700	Year End	10/2/2014
2014	101	FV	327,100	800	1.99	416,600	744,500	744,500	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COLLINS,JOHN B	68769-268		1/17/2017		935,000	No	No	
SICKELS,RICHARD	63294-198		2/21/2014		858,000	No	No	
SCHEUER, HARRY	25458-389		6/30/1995		379,000	No	No	NOT LISTED W/BROKER
CATHERINE SCHEU	12800-25		5/27/1975		16,000	No	No	

**NARRATIVE DESCRIPTION**  
 This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/1/2015	6139	FINISH B	15,000	C	4/28/2016			Remodel recreation
5/26/2004	2935	RENOVATI	150,000	C	11/20/2004			kit+2nd fl reno, e

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/4/1995	MEAS+INSPCTD	607	

**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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,590						4,600	

Total AC/HA: 1.98955	Total SF/SM: 86664.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 637,390	Spl Credit	Total: 637,400
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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:	7 - BRICK 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)
Year Blt:	1965 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:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	2 - GOOD
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	Parcel ID	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	180	A	AV	1965	15.00	T	70	101			800	800			800

More:	N	Total Yard Items:	800	Total Special Features:		Total:	800
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**BATH FEATURES**

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:	VERY GOOD
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:	GD - Good	19%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.8%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	1.00873220
Const Adj.:	1.03785002
Adj \$ / SQ:	107.832
Other Features:	87048
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	496620
Depreciation:	98331
Depreciated Total:	398289

**COMMENTS**

SETBACK .

**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:	8	BR	s:	4	Bath	s:	2	HB	1	

**REMODELING**

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

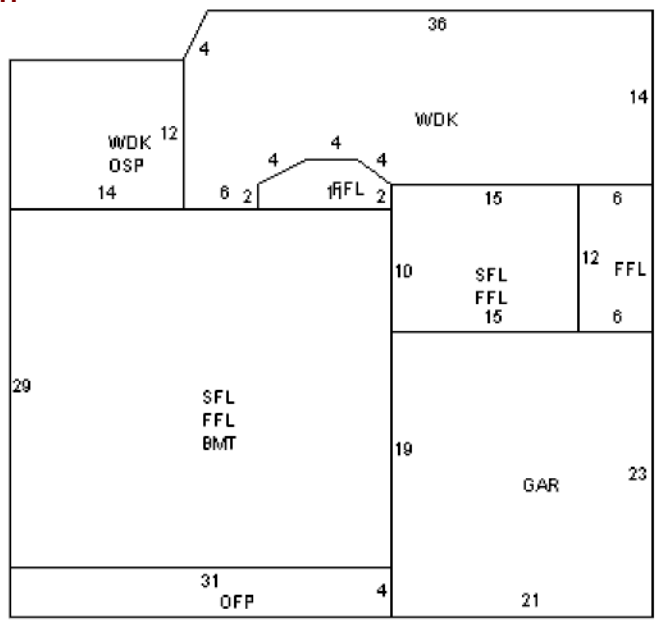
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 725333.7349
Juris. Factor:		Before Depr:	129.40	
Special Features:	0	Val/Su Net:	85.00	
Final Total:	398300	Val/Su SzAd:	171.76	

**SKETCH**



UnSketched SubAreas:  
SFL: 52,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,188	107.830	128,104
SFL	2ND FLOOR	1,131	107.830	121,958
BMT	BASEMENT	899	47.180	42,412
WDK	WOOD DECK	693	16.310	11,300
GAR	GARAGE	483	36.000	17,388
OSP	SCRN PORCH	168	22.500	3,780
OFF	OPEN PORCH	124	15.000	1,860
Net Sketched Area:		4,686	Total:	326,802
Size Ad	2319	Gross Area	4686	FinArea 2993

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75 A		0

**IMAGE**

*AssessPro* Patriot Properties, Inc

