



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LI LIN
Owner 2:	SU JUDY
Owner 3:	
Street 1:	10 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

**PREVIOUS OWNER**

Owner 1:	LIPSON - FRAN
Owner 2:	-
Street 1:	10 BROOKS HL
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) CONTEMPORARY Building Built about 1982, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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:				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 Infl	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	8.56	1.000	R4									684,800						684,800	
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
101	454,300	1,000	1.837	684,800	1,140,100
132			1.810	10,900	10,900
Total Card	454,300	1,000	3.647	695,700	1,151,000
Total Parcel	454,300	1,000	3.647	695,700	1,151,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		323.54	/Parcel: 323.54

Legal Description	User Acct
Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	
Entered Lot Size	
Total Land:	
Land Unit 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	429,200	1000	3.647	650,900	1,081,100	1,081,100	Year End Roll	10/15/2020
2020	101	FV	422,500	1000	3.647	674,900	1,098,400	1,098,400	Year End Roll	9/26/2019
2019	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Create Final value 2019	6/4/2019
2018	101	FV	419,200	1000	3.647	657,300	1,077,500	1,077,500	Year End Roll	9/28/2017
2017	101	FV	412,500	1000	3.647	650,900	1,064,400	1,064,400	Year End Roll	9/29/2016
2016	101	FV	409,200	1000	3.647	632,500	1,042,700	1,042,700	Year End Roll	1/14/2016
2015	101	FV	399,200	1000	3.647	586,100	986,300	986,300	Year End	10/2/2014
2014	101	FV	372,500	1000	3.647	546,900	920,400	920,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIPSON,FRAN	68958-295		3/1/2017		980,000	No	No			
WEBSTER, PETER	21427-173		9/20/1991		440,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2018	7260	SHEET MT	16,755	C				Sheet metal work t
10/3/2008	4060	TEMPORAR		C				tent 10/16-10/19
4/8/2008	3908	TEMPORAR		C				tent 20x40 5-22 to
11/16/2008	3871	RENO-ADD	50,000	C	5/29/2008			kit addition & ren
11/30/2007	3830	RENOVATI	60,000	C	5/29/2008			kit,screen prch, d

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
4/22/2006	MEAS/EXT INS	615	
5/10/1996	MEAS+INSPCTD	606	
1/11/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

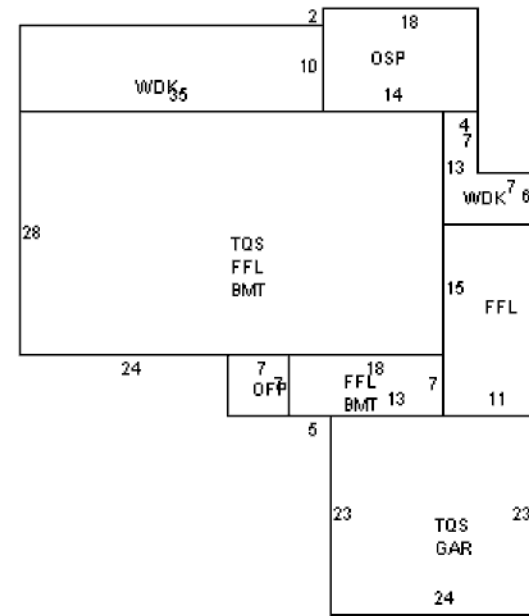
BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 2, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

Empty table for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1982, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 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: 8, BRs: 3, Baths: 2, HB: 2

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr:

DEPRECIATION

Table with depreciation info: Phys Cond: GD - Good, 14.0%, Functional: , Economic: , Special: , Override: , Total: 14.8%

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 8, 3

CALC SUMMARY

Table with calc summary: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 10 - PROPANE, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

COMPARABLE SALES

Table with comparable sales: Basic \$ / SQ: 104.00, Size Adj.: 0.93850142, Const Adj.: 1.01999998, Adj \$ / SQ: 99.556, Other Features: 88007, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 533190, Depreciation: 78912, Depreciated Total: 454278

SUB AREA

Table with sub area details: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 534600.0000, Juris. Factor, Before Depr: 109.51, Special Features: 0, Val/Su Net: 76.46, Final Total: 454300, Val/Su SzAd: 142.73

SUB AREA DETAIL

Table with sub area detail: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 5,942, Total: 396,712, Size Ad: 3183, Gross Area: 6423, FinArea: 3558

SPEC FEATURES/YARD ITEMS

Table with 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

IMAGE



AssessPro Patriot Properties, Inc

Summary table: More: N, Total Yard Items: 1,000, Total Special Features: , Total: 1,000