



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WINDROCK TRUST CO LLC TR
Owner 2:	OAK RIDGE REALTY TRUST IX
Owner 3:	
Street 1:	C/O TIMOTHY ANGLE 121 WARREN AVE
Street 2:	
Twn/City:	PLYMOUTH
St/Prov:	MA Cntry Own Occ: Y
Postal:	02360 Type:

**PREVIOUS OWNER**

Owner 1:	BREWSTER TR - MICHAEL F
Owner 2:	-
Street 1:	152 UTICA STREET #5
Twn/City:	QUINCY
St/Prov:	MA Cntry
Postal:	02169

**NARRATIVE DESCRIPTION**

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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		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	Legal Description	User Acct
101	360,800		1.837	684,800	1,045,600	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	0
132			1.810	10,900	10,900		GIS Ref
Total Card		360,800		3.647	695,700	Entered Lot Size	GIS Ref
Total Parcel		360,800		3.647	695,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 350.76		/Parcel: 350.76		Land Unit Type:	09/18/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	343,700	0	3.647	650,900	994,600	994,600	Year End Roll	10/15/2020
2020	101	FV	340,700	0	3.647	674,900	1,015,600	1,015,600	Year End Roll	9/26/2019
2019	101	FV	322,900	0	3.647	657,300	980,200	980,200	Create Final value 2019	6/4/2019
2018	101	FV	322,900	0	3.647	657,300	980,200	980,200	Year End Roll	9/28/2017
2017	101	FV	314,000	0	3.647	650,900	964,900	964,900	Year End Roll	9/29/2016
2016	101	FV	308,100	0	3.647	632,500	940,600	940,600	Year End Roll	1/14/2016
2015	101	FV	305,200	0	3.647	586,100	891,300	891,300	Year End	10/2/2014
2014	101	FV	284,400	0	3.647	546,900	831,300	831,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BREWSTER TR,MIC	68782-319		1/19/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68768-37		1/17/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68758-137		1/13/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68750-470		1/12/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68744-122		1/11/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68736-552		1/10/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68670-539		1/9/2017	CONVENIENC		1	No	No		
BREWSTER TR,MIC	68710-241		1/4/2017	FAMILY		10	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/31/2020	R-20-0241	WOOD STO	5,500	O				Install a Valor G3

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/12/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

## EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

## GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1983	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	4	- CARPET 50%
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	Yes	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

## BATH FEATURES

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

## OTHER FEATURES

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

## CONDO INFORMATION

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

## DEPRECIATION

Phys Cond:	AV	- Average	21%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			21%

## CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.94920319
Const Adj.:	1.00999999
Adj \$ / SQ:	98.746
Other Features:	59554
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	456714
Depreciation:	95910
Depreciated Total:	360804

## COMMENTS

**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	9	BR	5	Bath	3	HB	1				

## REMODELING

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

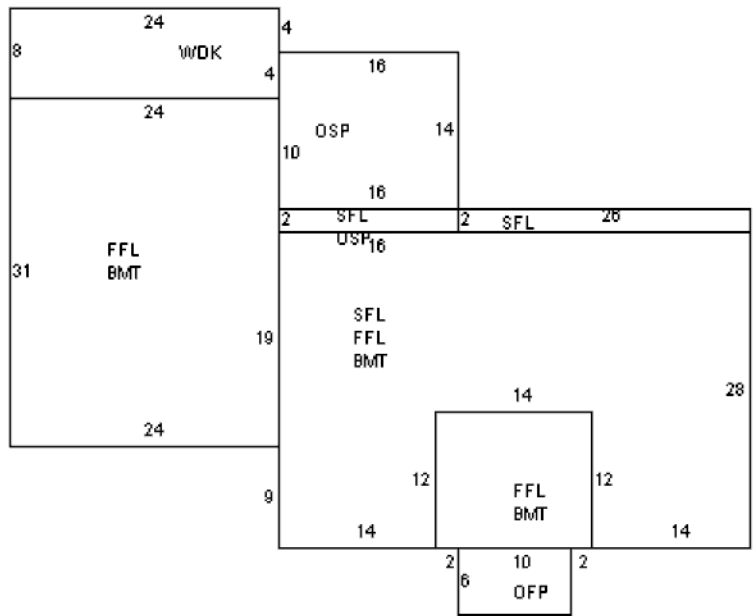
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498000.0000
Juris. Factor:		Before Depr:		108.62
Special Features:	0	Val/Su Net:		66.32
Final Total:	360800	Val/Su SzAd		119.79

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,920	24.690	47,398	
FFL	1ST FLOOR	1,920	98.750	189,592	
SFL	2ND FLOOR	1,092	98.750	107,830	
OSP	SCRN PORCH	256	22.500	5,760	
WDK	WOOD DECK	192	21.670	4,161	
OFF	OPEN PORCH	60	15.000	900	
Net Sketched Area:		5,440	Total:	355,641	
Size Ad	3012	Gross Area	5440	FinArea	3012

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## 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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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## IMAGE

**AssessPro** Patriot Properties, Inc

