

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	SHELDON TR MARY W
Owner 2:	
Owner 3:	9 GRASSHOPPER LN REALTY TRUST
Street 1:	9 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2208 Type:

PREVIOUS OWNER

Owner 1:	SHELDON MARY W -
Owner 2:	-
Street 1:	9 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2208

NARRATIVE DESCRIPTION

This Parcel contains 1.57 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		68388		SQUARE FE	PRIME SITE		0	7.91	1.119	R3									605,245						605,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	439,300	800	1.570	605,200	1,045,300
Total Card 439,300 800 1.570 605,200 1,045,300					
Total Parcel 439,300 800 1.570 605,200 1,045,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 374.19		/Parcel: 374.19	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/27/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	411,100	800	1.57	535,600	947,500	947,500	Year End Roll	10/15/2020
2020	101	FV	365,200	800	1.57	535,600	901,600	901,600	Year End Roll	9/26/2019
2019	101	FV	339,100	800	1.57	518,800	858,700	858,700	Create Final value 2019	6/4/2019
2018	101	FV	339,100	800	1.57	518,800	858,700	858,700	Year End Roll	9/28/2017
2017	101	FV	332,400	800	1.57	489,700	822,900	822,900	Year End Roll	9/29/2016
2016	101	FV	325,900	800	1.57	475,200	801,900	801,900	Year End Roll	1/14/2016
2015	101	FV	312,600	800	1.57	440,000	753,400	753,400	Year End	10/2/2014
2014	101	FV	304,900	800	1.57	394,100	699,800	699,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHELDON MARY W,	1215-130		11/23/1999	CONVENIENC		1	No	No		
DONALD LEAVITT	835-11		5/24/1973		67,500	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2002	2518	ROOF		C	7/1/2003			
3/26/1996	914-96	MANUAL	60,000	C	6/5/1997			FAMILYRM
3/26/1996	913-96	MANUAL		C	6/28/1996			-ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
9/9/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
2/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.56997	Total SF/SM: 68387.89	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 605,245	Spl Credit	Total: 605,200
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## EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(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:	B+	-	GOOD (+)
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	-	PLASTER
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:	20
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	12X12	F	AV	1980	13.50	T	60	101			800			800	
More:	N																		

Total Yard Items:	800	Total Special Features:		Total:	800
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## BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
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:	GD	-	Good	24%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				24%

## CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.99115753
Const Adj.:	1.01999998
Adj \$ / SQ:	104.131
Other Features:	45196
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	578062
Depreciation:	138735
Depreciated Total:	439327

## 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:	4	Baths:	2	HB						

## REMODELING

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

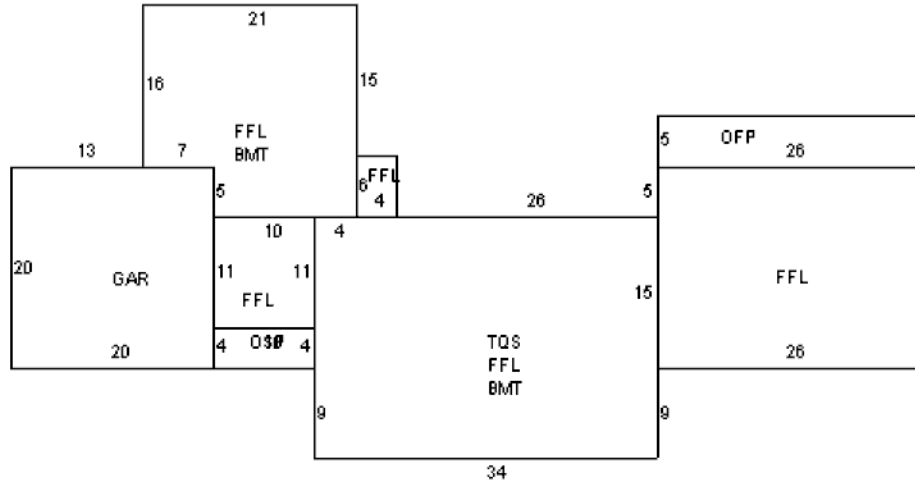
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 836804.6421
Juris. Factor:		Before Depr:		166.61
Special Features:	0	Val/Su Net:		102.64
Final Total:	439300	Val/Su SzAdj:		176.57

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,876	104.130	195,350
BMT	BASEMENT	1,222	32.540	39,765
TQS	3/4 STORY	612	104.130	63,728
GAR	GARAGE	400	36.000	14,400
OFF	OPEN PORCH	130	15.000	1,950
OSP	SCRN PORCH	40	22.500	900
Net Sketched Area:		4,280	Total:	316,093
Size Ad	2488	Gross Area	4484	FinArea 2794

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

## IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	800	Total Special Features:		Total:	800
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