



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		GRASSHOPPER LN, LINCOLN
Unit #:		
Owner 1: JOHNSON RICHARD		
Owner 2: JOHNSON MARGARET K		
Owner 3:		
Street 1: 1 GRASSHOPPER LN		
Street 2:		
Twn/City: LINCOLN CENTER		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2208	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	639,300	1,000	1.710	619,700	1,260,000	975
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 346.34						/Parcel: 346.34

User Acct
0
GIS Ref
GIS Ref
Insp Date
06/24/13

PREVIOUS OWNER

Owner 1: JOHNSON RICHARD -		
Owner 2: -		
Street 1: 1 GRASSHOPPER LN		
Twn/City: LINCOLN CENTER		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2208	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	602,400	1000	1.71	548,400	1,151,800	1,151,800	Year End Roll	10/15/2020
2020	101	FV	542,600	1000	1.71	548,400	1,092,000	1,092,000	Year End Roll	9/26/2019
2019	101	FV	505,700	1000	1.71	531,200	1,037,900	1,037,900	Create Final value 2019	6/4/2019
2018	101	FV	505,700	1000	1.71	531,200	1,037,900	1,037,900	Year End Roll	9/28/2017
2017	101	FV	496,900	1000	1.71	501,400	999,300	999,300	Year End Roll	9/29/2016
2016	101	FV	487,100	1000	1.71	486,500	974,600	974,600	Year End Roll	1/14/2016
2015	101	FV	469,900	1000	1.71	450,500	921,400	921,400	Year End	10/2/2014
2014	101	FV	465,500	1000	1.71	403,500	870,000	870,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON RICHARD	1267-157		5/5/2003	CONVENIENC		1	No	No		
JOHNSON RICHARD	1267-156		5/5/2003	CONVENIENC		1	No	No		
JOHNSON RICHARD	1251-15		4/18/2002	SUBSEQUENT S		1	No	No		
JOHNSON ERNEST	1250-151		4/10/2002		940,000	No	No	No		
JOHNSON ERNEST	1232-36		12/27/2000	CONVENIENC		100	No	No		
	441-129		12/19/1948				No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.71 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2021	R-21-0119	BATH	22,637	O				Bathroom remodel
6/7/2012	5058	RENO-ADD	142,900	C	6/24/2013			mud room addition,

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
10/2/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
9/9/1998	MEAS+INSPCTD	602	
2/19/1996	MEAS/EXT INS	606	

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		74488		SQUARE FE	PRIME SITE		0	7.91	1.052	R3									619,720						619,700	

Total AC/HA:	1.71001	Total SF/SM:	74488.04	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	619,720	Spl Credit	Total:	619,700
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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:		

BATH FEATURES

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

COMMENTS

ANGLED .

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

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	11	BR	4	Bath	3	HB	1				

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

DEPRECIATION

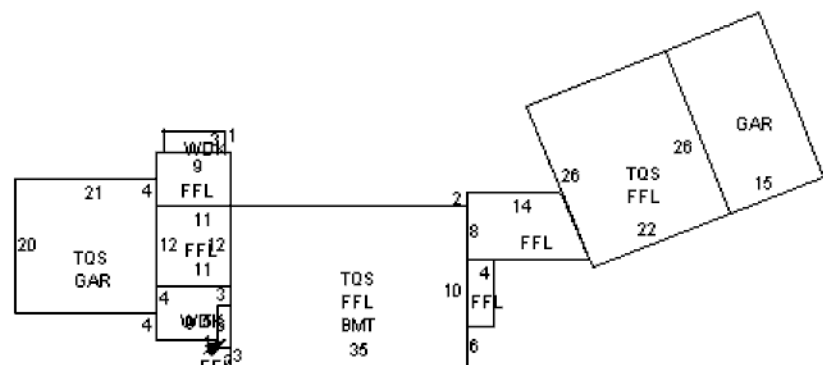
Phys Cond:	VG	- Very Good	16%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			16%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.93645120
Const Adj.:	1.01999998
Adj \$ / SQ:	98.384
Other Features:	89000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	761038
Depreciation:	121766
Depreciated Total:	639272

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				952175.9849
Juris. Factor:			Before Depr:	157.41
Special Features:	0		Val/Su Net:	122.19
Final Total:	639300		Val/Su SzAd:	198.66

SKETCH

UnSketched Sul
PAT: 259,

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:	
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	8x12	A	AV	2002	15.00	T	30	101			1,000			1,000

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,844	98.380	181,419	
TQS	3/4 STORY	1,374	98.380	135,179	
BMT	BASEMENT	840	43.040	36,156	
GAR	GARAGE	810	36.000	29,160	
PAT	PATIO	259	7.000	1,813	
WDK	WOOD DECK	105	27.820	2,921	
Net Sketched Area:		5,232	Total:	386,648	
Size Ad	3218	Gross Area	5690	FinArea	3638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

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