



PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BROWNING LN, LINCOLN

OWNERSHIP

Owner 1:	FRENCH TR JOHN B
Owner 2:	FRENCH TR DEBORAH C
Owner 3:	JOHN B FRENCH 2012 REV TRUST
Street 1:	PO BOX 6303
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	French - John B
Owner 2:	French - Deborah C
Street 1:	PO Box 6303
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.401 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.9345		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									28,035						28,000	
101	ONE FAM		1.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									9,780						9,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	405,000	3,600	4.401	805,800	1,214,400
Total Card	405,000	3,600	4.401	805,800	1,214,400
Total Parcel	405,000	3,600	4.401	805,800	1,214,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		445.69	/Parcel: 445.69

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/29/08
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	400,300	3600	4.401	837,800	1,241,700	1,241,700	Year End Roll	10/15/2020
2020	101	FV	359,600	3600	4.401	837,800	1,201,000	1,201,000	Year End Roll	9/26/2019
2019	101	FV	347,400	3600	4.401	834,600	1,185,600	1,185,600	Create Final value 2019	6/4/2019
2018	101	FV	347,400	3600	4.401	834,600	1,185,600	1,185,600	Year End Roll	9/28/2017
2017	101	FV	340,800	3100	4.401	834,600	1,178,500	1,178,500	Year End Roll	9/29/2016
2016	101	FV	340,800	3100	4.401	782,600	1,126,500	1,126,500	Year End Roll	1/14/2016
2015	101	FV	328,300	3100	4.401	727,400	1,058,800	1,058,800	Year End	10/2/2014
2014	101	FV	325,100	3100	4.401	717,800	1,046,000	1,046,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
French,John B	60845-280		12/28/2012	FAMILY		1	No	No
AMES JAMES B,	49617-524		6/15/2007		1,325,000	No	No	
BUTTS LOUISE	15719-8		8/3/1984		340,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2008	4006	TEMPORAR		C				tent
7/12/2007	3724	SHED		C	5/29/2008			install shed
6/18/2007	3709	RENOVATI	80,000	C	5/29/2008			reno master bth&ki

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	INFO AT DOOR	4	JG
5/29/2008	MEAS+INSPCTD	100	
6/16/2007	MEAS/EXT INS	616	D MANZELLO
11/14/2000	M&L COMPLETE	609	
5/17/1996	MEAS+INSPCTD	606	
1/24/1996	MEAS/EXT INS	607	
1/11/1985	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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 Bilt:	1957
Alt LUC:	
Jurisdct:	
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:	6 - CERAMIC T 15%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	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	2007	15.00	T	15	101			1,200			1,200
19	PATIO	D	Y	1	18x21	A	AV	2000	7.00	T	30	101			1,900			1,900
19	PATIO	D	Y	1	8X10	A	AV	2017	7.00	T	15	101			500			500

More:	N	Total Yard Items:	3,600	Total Special Features:		Total:	3,600
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	22.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		22.4%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.97020370
Const Adj.:	1.02300000
Adj \$ / SQ:	102.229
Other Features:	74954
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	521966
Depreciation:	116920
Depreciated Total:	405046

COMMENTS

includes .39 A apportioned for R O W. see plan for Browning Ln 8/26/03.. 90% REAR DORMER.

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:	7	BR:	3	Baths:	3	HB:						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 7 3

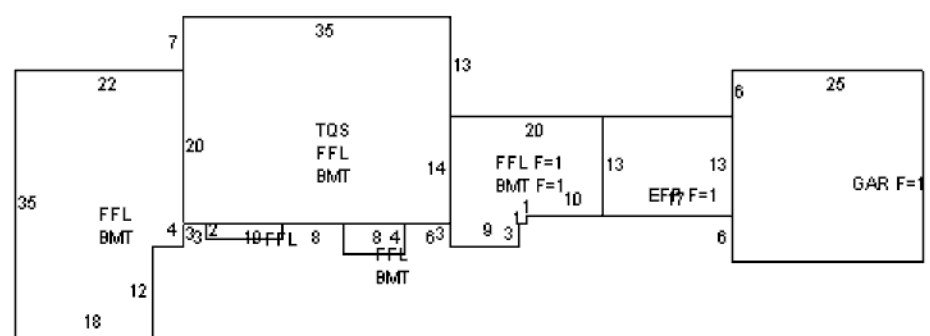
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1179921.843
Juris. Factor:		Before Depr:		122.68	
Special Features:	0	Val/Su Net:		72.75	
Final Total:	405000	Val/Su SzAd		148.64	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,016	102.230	206,094	
BMT	BASEMENT	1,996	25.560	51,012	
TQS	3/4 STORY	709	102.230	72,455	
GAR	GARAGE	625	36.000	22,500	
EFP	ENCL PORCH	221	36.000	7,956	
Net Sketched Area:		5,567	Total:	360,017	
Size Ad	2724.75	Gross Area	5803	FinArea	2725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

AssessPro Patriot Properties, Inc

