

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMPBELL TR BRUCE D
Owner 2:	BROWNING LANE REVOC LIV TRUST
Owner 3:	
Street 1:	PO BOX 6106
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL - BRUCE D
Owner 2:	-
Street 1:	PO BOX 6106
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.231 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		
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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		2.064		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									61,920						61,900	
101	ONE FAM		1.33		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									7,980						8,000	Wetland

Total AC/HA:	5.23055	Total SF/SM:	227842.75	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	909,900	Spl Credit		Total:	909,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,288,000		5.231	909,900	2,197,900		
Total Card	1,288,000		5.231	909,900	2,197,900	Entered Lot Size	
Total Parcel	1,288,000		5.231	909,900	2,197,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	524.56	/Parcel:	524.56	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,155,400	0	5.231	837,900	1,993,300	1,993,300	Year End Roll	10/19/2021
2021	101	FV	1,117,600	0	5.231	869,900	1,987,500	1,987,500	Year End Roll	10/15/2020
2020	101	FV	1,150,800	0	5.231	869,900	2,020,700	2,020,700	Year End Roll	9/26/2019
2019	101	FV	1,166,700	0	5.231	866,700	2,033,400	2,033,400	Create Final value 2019	6/4/2019
2018	101	FV	1,166,700	0	5.231	866,700	2,033,400	2,033,400	Year End Roll	9/28/2017
2017	101	FV	1,044,300	0	5.231	866,700	1,911,000	1,911,000	Year End Roll	9/29/2016
2016	101	FV	1,009,700	0	5.231	814,700	1,824,400	1,824,400	Year End Roll	1/14/2016
2015	101	FV	982,400	0	5.231	759,500	1,741,900	1,741,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPBELL, BRUCE	64802-177		1/16/2015	CONVENIENC	10	No	No			
CAMPBELL BRUCE	51534-124		8/5/2008	FAMILY	10	Yes	No			
CAMPBELL BRUCE	44202-549		11/30/2004	CONVENIENC	1	Yes	No		RIGHT OF WAY	
BENTLEY, ROBERT	25817-28		11/15/1995		525,000	Yes	No			
PIKE JOHN A	11656-351		3/19/1969		40,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/30/2021	R-21-0152	SOLAR PA	39,230	C				Install 32 roof-mo
7/10/2013	5466	MANUAL	26,000	C				sheet metal work t
10/15/2012	5192	NEW HOME	717,828	C	1/27/2014			New Home
3/6/1997	1140-97	SCREENNPR	1,000	C	5/29/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
5/29/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA _/ _/ _



USER DEFINED

Prior Id # 1:	107 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/18/22	16:31:18

LAST REV

Date	Time
09/23/21	16:00:37

blakeley
208

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(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:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

.5 apportioned for R O W Browning Ln .

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	S:	7	BRs:	4	Baths:	3	HB				

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:		
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	AV	- Average	5.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			5	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.89319807
Const Adj.:	1.01999998
Adj \$ / SQ:	114.794
Other Features:	72217
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1355800
Depreciation:	67790
Depreciated Total:	1288010

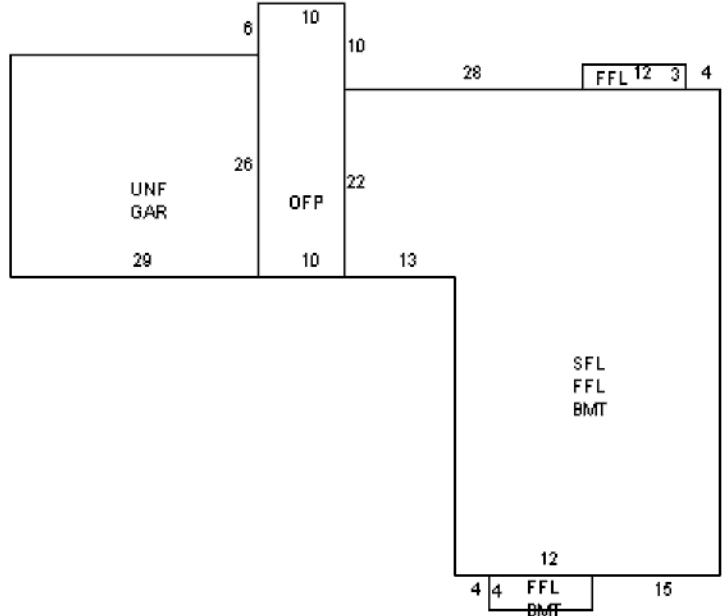
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	0.00000
Juris. Factor:			Before Depr:	229.59	
Special Features:	0		Val/Su Net:	168.41	
Final Total:	1288000		Val/Su SzAd:	307.40	

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:

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,137	114.790	245,314	
BMT	BASEMENT	2,101	28.700	60,295	
SFL	2ND FLOOR	2,053	114.790	235,672	
GAR	GARAGE	754	36.000	27,144	
OFP	OPEN PORCH	320	15.000	4,800	
UNF	UNFINUFL	283	114.790	32,458	
Net Sketched Area:		7,648	Total:	605,683	
Size Ad	4190	Gross Area	8119	FinArea	4190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UNF	75				

IMAGE

AssessPro Patriot Properties, Inc