



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 39 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | VERMA SANJEEV |
| Owner 2: | VERMA GIRIJA C |
| Owner 3: | |
| Street 1: | 39 BROOKS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | PETTY JOHN B - |
| Owner 2: | DERBYSHIRE MARY E - |
| Street 1: | 39 BROOKS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 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 | | |
| 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 | 8.75 | 1.000 | R3 | | | | | | | | | 700,000 | | | | | | 700,000 | |
| 101 | ONE FAM | | 0.023 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 690 | | | | | | 700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|-------------------|
| 101 | 995,100 | | 1.860 | 700,700 | 1,695,800 | 279.00 |
| Total Card | | 995,100 | 1.860 | 700,700 | 1,695,800 | Entered Lot Size |
| Total Parcel | | 995,100 | 1.860 | 700,700 | 1,695,800 | Total Land: |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 317.92 | | /Parcel: 317.92 | | 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 | 896,800 | 0 | 1.86 | 633,500 | 1,530,300 | 1,530,300 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 842,700 | 0 | 1.86 | 560,700 | 1,403,400 | 1,403,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 835,900 | 0 | 1.86 | 560,700 | 1,396,600 | 1,396,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 760,500 | 0 | 1.86 | 543,100 | 1,303,600 | 1,303,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 760,500 | 0 | 1.86 | 543,100 | 1,303,600 | 1,303,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 741,100 | 0 | 1.86 | 512,700 | 1,253,800 | 1,253,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 713,900 | 0 | 1.86 | 497,500 | 1,211,400 | 1,211,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 707,500 | 0 | 1.86 | 460,700 | 1,168,200 | 1,168,200 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|-----|-----|-------|-----------------|-------|
| PETTY JOHN B, | 44177-488 | | 11/29/2004 | | 1,245,000 | No | No | | | |
| LUND JUDITH A T | 31512-297 | | 6/15/2000 | | 904,000 | No | No | | | |
| MACKENZIE ALEXA | 29764-363 | | 1/19/1999 | CONVENIENC | 99 | Yes | No | | | |
| CORMACK ALLAN M | 29764-360 | | 12/8/1998 | CHANGE IN US | 300,000 | Yes | No | | | |
| CORMACK, BARBAR | 27141-561 | | 3/19/1997 | CONVENIENC | 1 | Yes | No | | | |
| CORMACK ALLAN M | 18813-266 | | 1/12/1988 | FAMILY | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 4/29/2013 | 5388 | RENOVATI | 19,800 | C | 5/20/2014 | | | remodel bath |
| 9/28/2007 | 3778 | FINISH B | 65,000 | C | 6/12/2008 | | | bth & playroom;CoC |
| 6/3/1999 | 1726 | NEW HOME | 335,440 | C | 6/25/2000 | | | 6/25/00 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/20/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/12/2008 | MEAS+INSPCTD | 100 | |
| 5/18/2005 | MEAS+INSPCTD | 600 | |

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: | 2 - CLAPBOARD |
| Sec Wall: | |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | B+ - GOOD (+) | | |
| Year Blt: | 2000 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdct: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|---------------|--------------|--------------|-----|
| Avg Ht/FL: | | | |
| 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: | | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 14 - HVAC | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | Yes |
| % Com Wal: | | % Sprinkled: | |

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 4 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 5 | Rating: | AVERAGE |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| FrpI: | 3 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

COMMENTS

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|-------|------|---------|---|---|----|----|----|----|----|---|---|
| 1st Res Grid | Desc: | Line | # Units | 1 | | | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | | | | | | | | | | | | |

REMODELING

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

RES BREAKDOWN

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

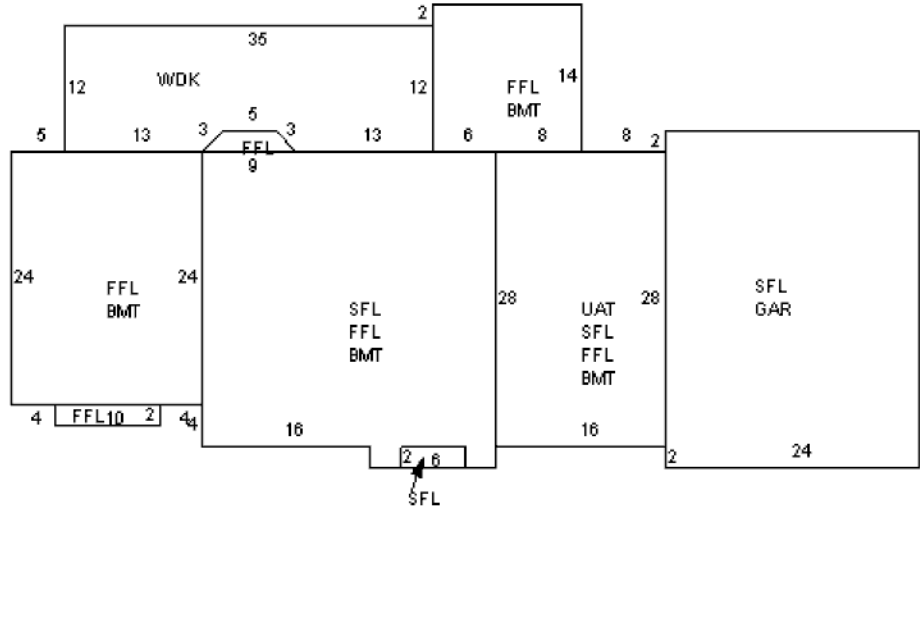
CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 118.00 |
| Size Adj.: | 0.90267175 |
| Const Adj.: | 1.05059993 |
| Adj \$ / SQ: | 111.905 |
| Other Features: | 99984 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1078078 |
| Depreciation: | 83012 |
| Depreciated Total: | 995066 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|---------|-------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 1077424.609 |
| Juris. Factor: | | Before Depr: | 179.05 | |
| Special Features: | 0 | Val/Su Net: | 141.29 | |
| Final Total: | 995100 | Val/Su SzAd: | 253.21 | |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| SFL | 2ND FLOOR | 2,024 | 111.900 | 226,496 | |
| FFL | 1ST FLOOR | 1,906 | 111.900 | 213,291 | |
| BMT | BASEMENT | 1,872 | 48.960 | 91,650 | |
| GAR | GARAGE | 768 | 36.000 | 27,648 | |
| WDK | WOOD DECK | 406 | 17.760 | 7,210 | |
| UAT | UNF ATTIC | 67 | 111.900 | 7,520 | |
| Net Sketched Area: | | 7,043 | Total: | 573,815 | |
| Size Ad | 3930 | Gross Area | 7424 | FinArea | 5334 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 75 | A | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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: | |
|---------|-------------------|--|-------------------------|--|--------|--|

IMAGE

AssessPro Patriot Properties, Inc

