



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 7 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | DURANTE STEVEN J |
| Owner 2: | GREIFF ANDREA L |
| Owner 3: | |
| Street 1: | 7 BROOKS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1308 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | ATKINS JOHN J - |
| Owner 2: | ATKINS JAMIE N - |
| Street 1: | 7 BROOKS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1308 |

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 | | 43559.8 | | SQUARE FE | PRIME SITE | | 0 | 8.75 | 1.586 | R3 | | | | | | | | | 604,344 | | | | | | 604,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 374,900 | 33,400 | 1.000 | 604,300 | 1,012,600 |
| Total Card | 374,900 | 33,400 | 1.000 | 604,300 | 1,012,600 |
| Total Parcel | 374,900 | 33,400 | 1.000 | 604,300 | 1,012,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 295.22 | /Parcel: 295.22 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 326,600 | 36100 | 1. | 546,300 | 909,000 | 909,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 311,200 | 36100 | 1. | 483,500 | 830,800 | 830,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 308,500 | 36100 | 1. | 411,000 | 755,600 | 755,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 292,400 | 36100 | 1. | 398,000 | 726,500 | 726,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 292,400 | 36100 | 1. | 398,000 | 726,500 | 726,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 284,400 | 36100 | 1. | 375,700 | 696,200 | 696,200 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 279,100 | 36100 | 1. | 364,600 | 679,800 | 679,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 279,000 | 26800 | 1. | 337,600 | 643,400 | 643,400 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| ATKINS JOHN J, | 36009-354 | | 7/30/2002 | | 675,000 | No | No | | | |
| MARGARET J. SIM | 18386-249 | | 7/17/1987 | | 230,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 11/29/2016 | 6636 | ROOF | 20,625 | C | 10/20/2017 | | | Strip & re-roof dw |
| 4/4/2014 | 5703 | GARAGE | 55,000 | C | 8/4/2014 | | | Construction of ne |
| 4/4/2014 | 5702 | DEMOLITI | 5,000 | C | 6/5/2015 | | | Demolish garage |
| 4/23/2007 | 3663 | RENOVATI | 44,900 | C | 6/19/2007 | | | remodel kit close |
| 4/15/2004 | 2882 | SHED | | C | 6/12/2004 | | | replace rotted she |
| 5/18/1998 | 1422 | RENO-ADD | 50,000 | C | 6/2/1998 | | | |
| 11/1/1993 | 381 | ADDITION | 80,000 | C | 8/23/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 6/5/2015 | PERMIT VISIT | 619 | DH |
| 11/5/2013 | ABATE-INSPEC | 618 | G BOURGAULT |
| 10/1/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/19/2007 | MEAS/EXT INS | 100 | |
| 6/12/2004 | MEAS/EXT INS | 615 | |
| 12/13/2003 | MEAS/EXT INS | 615 | |
| 3/24/1999 | MEAS+INSPCTD | 602 | |
| 6/2/1998 | MEAS/EXT INS | 602 | |
| 12/11/1995 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 6 - COLONIAL |
| Sty Ht: | 2A - 2A |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - CONC BLOCK |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | % |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | C+ - AVG. (+) | | |
| Year Blt: | 1940 | 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: | 15 - CARPET 25% | | |
| 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: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

BATH FEATURES

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

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

DEPRECIATION

| | | | |
|-------------|-----------|--|-------|
| Phys Cond: | GD - Good | | 24.0% |
| Functional: | | | |
| Economic: | | | |
| Special: | | | |
| Override: | | | |
| Total: | | | 24.5% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 118.00 |
| Size Adj.: | 0.94697964 |
| Const Adj.: | 1.00485003 |
| Adj \$ / SQ: | 112.286 |
| Other Features: | 65750 |
| Grade Factor: | 1.10 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 496518 |
| Depreciation: | 121647 |
| Depreciated Total: | 374871 |

COMMENTS

Empty comment box.

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: 8 | BR:s: 3 | Bath:s: 3 | HB: 1 |

REMODELING

| | |
|------------|------|
| Exterior: | |
| Interior: | 1999 |
| Additions: | 1993 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

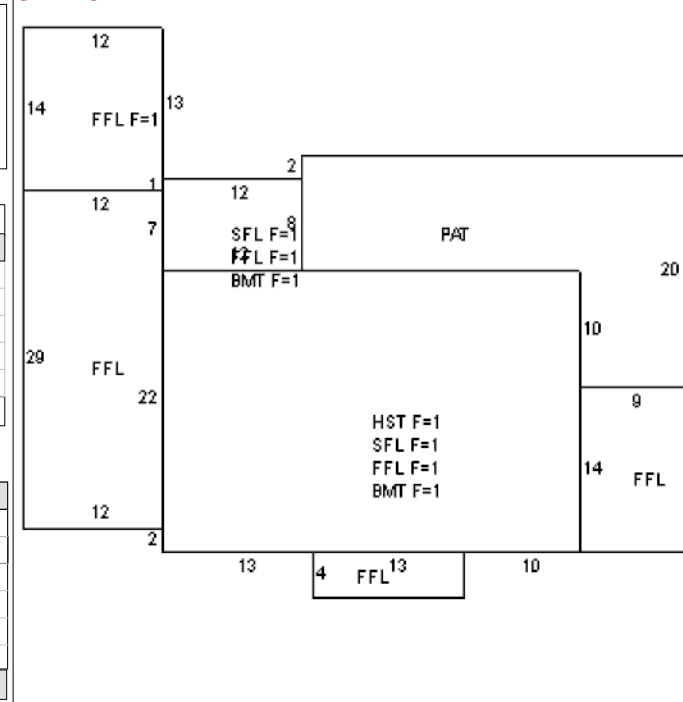
RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,654 | 112.290 | 185,720 | |
| BMT | BASEMENT | 960 | 39.300 | 37,728 | |
| SFL | 2ND FLOOR | 960 | 112.290 | 107,794 | |
| HST | HALF STORY | 432 | 112.290 | 48,507 | |
| PAT | PATIO | 420 | 14.000 | 5,880 | |
| Net Sketched Area: | | 4,426 | Total: | 385,629 | |
| Size Ad | 3046 | Gross Area | 4858 | FinArea | 3430 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # |
|----------|--------|---------|--------|----|---|
| BMT | 100 | RRM | 40 | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|--------------|
| 4 | GARAGE/L | D | Y | 1 | 22X24 | V | GV | 2014 | 42.00 | M | 30 | 101 | | | 15,500 | | 15,500 |
| 27 | TENNIS C | D | Y | 1 | 100x55 | A | AV | 1993 | 4.09 | M | 40 | 101 | | | 13,500 | | 13,500 |
| 2 | SHED/FR | D | Y | 1 | 8x14 | A | AV | 2004 | 15.00 | T | 50 | 101 | | | 800 | | 800 |
| 2 | SHED/FR | D | Y | 1 | 16x14 | A | AV | 2006 | 15.00 | T | 50 | 101 | | | 1,700 | | 1,700 |
| 22 | WOOD DK | D | Y | 1 | 12X14 | A | AV | 2005 | 22.73 | T | 50 | 101 | | | 1,900 | | 1,900 |

| | | | | | | | |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 33,400 | Total Special Features: | | Total: | 33,400 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|

IMAGE

AssessPro Patriot Properties, Inc

