

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BROOKS RD, LINCOLN

OWNERSHIP

Owner 1:	PRESHMAN MICHAEL
Owner 2:	TSAUR YULIYA
Owner 3:	
Street 1:	6 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1312 Type:

PREVIOUS OWNER

Owner 1:	ZORNIG - JOHN G
Owner 2:	STOTERAU - SUZANNE
Street 1:	6 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1312

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 3 HalfBaths, 0 3/4 Baths, 16 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	2	ABV ST
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		69696		SQUARE FE	PRIME SITE		0	7.	1.103	R1									538,362						538,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	513,600	29,800	1.600	538,400	1,081,800	346	0
							GIS Ref
							GIS Ref
Total Card	513,600	29,800	1.600	538,400	1,081,800	Entered Lot Size	
Total Parcel	513,600	29,800	1.600	538,400	1,081,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 224.18		/Parcel: 224.18		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	435,400	35200	1.6	486,800	957,400	957,400	Year End Roll	10/19/2021
2021	101	FV	408,100	35200	1.6	423,000	866,300	866,300	Year End Roll	10/15/2020
2020	101	FV	401,100	35200	1.6	365,300	801,600	801,600	Year End Roll	9/26/2019
2019	101	FV	484,400	35200	1.6	244,400	764,000	764,000	Create Final value 2019	6/4/2019
2018	101	FV	484,400	35200	1.6	244,400	764,000	764,000	Year End Roll	9/28/2017
2017	101	FV	462,600	35200	1.6	344,600	842,400	842,400	Year End Roll	9/29/2016
2016	101	FV	453,800	35200	1.6	334,300	823,300	823,300	Year End Roll	1/14/2016
2015	101	FV	436,400	35200	1.6	309,600	781,200	781,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZORNIG,JOHN G	70485-386		1/8/2018		750,000	No	No			
BACHRACH ALAN J	31903-398		10/6/2000		649,000	No	No			DEATH CERT BK63218 PG217
MCGRATH MARY F	13651-175		3/2/1979		109,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/9/2019	R-19-0089	BARN	23,000	C	10/13/2020			insulate barn; cha
4/27/2016	6410	ROOF	41,445	C				Install solar pane
8/20/2008	4026	MANUAL	500	C				50' guyed antenna
4/23/1993	217	BARN	19,000	C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2019	SALES INSP	621	N Cramer
4/6/2017	VISITED	618	G BOURGAULT
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	
12/7/1993	PERMIT VISIT	600	
12/15/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1968
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:	2 - SOFTWOOD
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
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: 100
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	140	A	AV	1968	15.00	T	70	101			600			600
2	SHED/FR	D	Y	1	32	A	AV	1968	15.00	T	70	101			100			100
32	BARN/LFT	D	Y	1	20X37	G	GD	1992	56.25	T	30	101			29,100			29,100

More: N

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	27	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		27	%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.96246457
Const Adj.:	1.02509999
Adj \$ / SQ:	124.314
Other Features:	63689
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	703568
Depreciation:	189963
Depreciated Total:	513605

COMMENTS

Business-Lincoln Holistic Psychiatry.

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:	BR s:	Bath s:	HB	3							

REMODELING

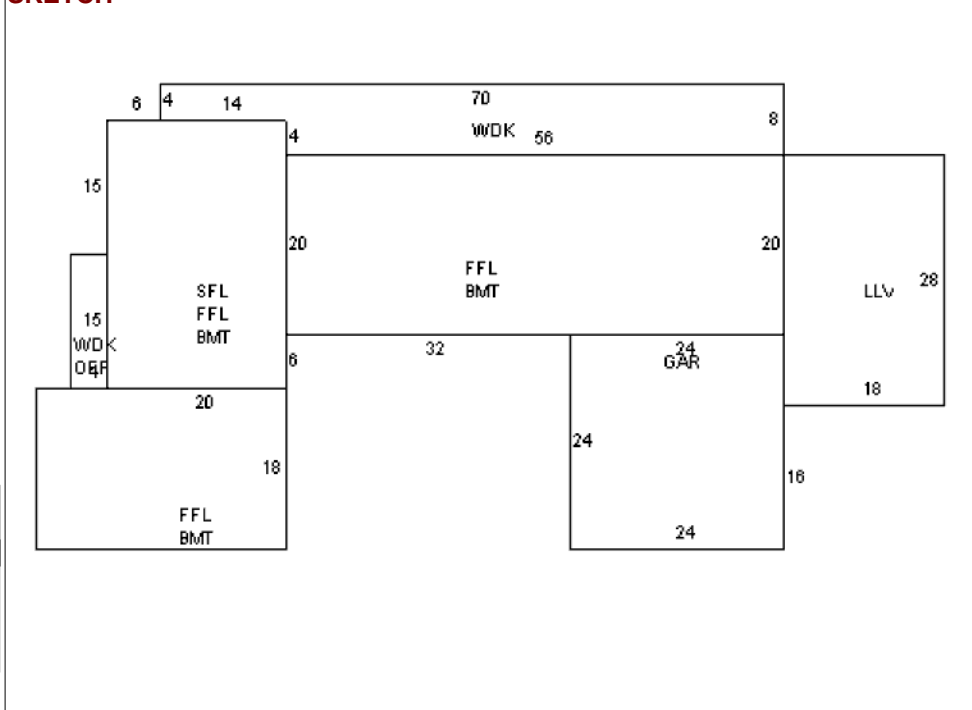
Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
1	16	4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				715823.2365
Juris. Factor:		Before Depr:		136.75
Special Features:	0	Val/Su Net:		76.07
Final Total:	513600	Val/Su SzAd		181.87

PARCEL ID

112 12 0

SKETCH**SUB AREA SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	BASEMENT	2,224	73.030	162,429	BMT	100	FLA	90	A	0
FFL	1ST FLOOR	2,224	124.310	276,475						
SFL	2ND FLOOR	600	124.310	74,589						
GAR	GARAGE	576	36.000	20,736						
WDK	WOOD DECK	564	16.780	9,462						
LLV	LOWR LEVEL	504	62.160	31,327						
OPF	OPEN PORCH	60	15.000	900						
Net Sketched Area:		6,752	Total:							575,918
Size Ad	2824	Gross Area	6752	FinArea						4826

IMAGE AssessPro Patriot Properties, Inc

Total Yard Items:	29,800	Total Special Features:		Total:	29,800
--------------------------	--------	--------------------------------	--	---------------	--------