



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 14 |        | BROOKS RD, LINCOLN    |

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | KLEIN MAX M           |
| Owner 2:  | OAKLANDER ANNE LOUISE |
| Owner 3:  |                       |
| Street 1: | 14 BROOKS RD          |
| Street 2: |                       |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry Own Occ: Y   |
| Postal:   | 01773 Type:           |

**PREVIOUS OWNER**

|           |              |
|-----------|--------------|
| Owner 1:  | BELLE GENE - |
| Owner 2:  | -            |
| Street 1: | 14 BROOKS RD |
| Twn/City: | LINCOLN      |
| St/Prov:  | MA Cntry     |
| Postal:   | 01773        |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 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          | 8.75       | 1.000 | R3    |            |           |        |   |        |   |        |   | 700,000         |           |   |           |        |      | 700,000   |       |
| 101      | ONE FAM     |          | 0.01338     |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |            |           |        |   |        |   |        |   | 401             |           |   |           |        |      | 400       |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value     |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101                     | 947,900        | 7,200                          | 1.850     | 700,400    | 1,655,500       |
| Total Card              |                | 947,900                        | 7,200     | 1,850      | 700,400         |
| Total Parcel            |                | 947,900                        | 7,200     | 1,850      | 700,400         |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: |           | 354.19     | /Parcel: 354.19 |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |
| Insp Date         | 05/09/18  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022   | 101 | FV  | 815,500    | 7200      | 1.85      | 633,200    | 1,455,900   | 1,455,900     | Year End Roll           | 10/19/2021 |
| 2021   | 101 | FV  | 754,200    | 7200      | 1.85      | 560,400    | 1,321,800   | 1,321,800     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 742,000    | 7200      | 1.85      | 560,400    | 1,309,600   | 1,309,600     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 703,600    | 7200      | 1.85      | 542,800    | 1,253,600   | 1,253,600     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 703,600    | 7200      | 1.85      | 542,800    | 1,253,600   | 1,253,600     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 691,900    | 7200      | 1.85      | 512,400    | 1,211,500   | 1,211,500     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 672,600    | 7200      | 1.85      | 497,200    | 1,177,000   | 1,177,000     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 655,400    | 7200      | 1.85      | 460,400    | 1,123,000   | 1,123,000     | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| BELLE GENE,     | 30647-339 |      | 9/10/1999 | CHD>SALE  | 400,000    | No | No  |       |                 |       |
| CARLETON W. OWE | 10873-429 |      | 7/19/1965 |           | 30,000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number    | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment             |
|------------|-----------|----------|---------|-----|------------|----------|----------|---------------------|
| 4/1/2022   | R-22-0063 | WEATHERI | 5,000   | C   | 4/11/2022  |          |          | Weatherization & a  |
| 9/4/2018   | 7185      | ROOF     | 4,200   | C   |            |          |          | Strip & re-roof dw  |
| 9/27/2011  | 4869      | RENOVATI | 7,000   | C   |            |          |          | replace rotten cas  |
| 4/18/2002  | 2475      | RENO-ADD | 218,000 | C   | 7/6/2002   |          |          | reno main hse, add  |
| 12/27/1999 | 1344      | MANUAL   | 1,800   | C   | 3/6/2000   |          |          | bathroom (plumbing) |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 5/9/2018   | MEAS/EXT INS | 622 | K Cuoco   |
| 10/26/2009 | MEAS/EXT INS | 25  | D ERSKINE |
| 6/28/2003  | MEAS+INSPCTD | 615 |           |
| 7/6/2002   | MEAS/EXT INS | 613 |           |
| 3/6/2000   | MEAS+INSPCTD | 600 |           |
| 11/22/1996 | ABATE-INSPEC | 600 |           |
| 5/6/1996   | MEAS+INSPCTD | 606 |           |
| 12/11/1995 | MEAS/EXT INS | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

|               |                  |
|---------------|------------------|
| Type:         | 9 - CONTEMPORARY |
| Sty Ht:       | 1 - 1            |
| (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:     | 1963          |
| Alt LUC:      |               |
| Jurisdct:     |               |
| Const Mod:    |               |
| Lump Sum Adj: |               |

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### COMMENTS

|  |
|--|
|  |
|  |
|  |
|  |

### 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    | 13     | BR      | 6 | Bath | 3  | HB | 1  |    |    |   |   |

### REMODELING

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

### RES BREAKDOWN

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 13  | 6   |    |
| Totals  |     |     |    |
| 1       | 13  | 6   |    |

### INTERIOR INFORMATION

|               |              |
|---------------|--------------|
| Avg Ht/FL:    | STD          |
| Prim Int Wal: | 2 - PLASTER  |
| Sec Int Wall: |              |
| Partition:    | T - TYPICAL  |
| Prim Floors:  | 3 - HARDWOOD |
| Sec Floors:   |              |
| Bsmnt Flr:    |              |

### DEPRECIATION

|             |           |       |
|-------------|-----------|-------|
| Phys Cond:  | GD - Good | 20.0% |
| Functional: |           |       |
| Economic:   |           |       |
| Special:    |           |       |
| Override:   |           |       |
| Total:      |           | 20.6% |

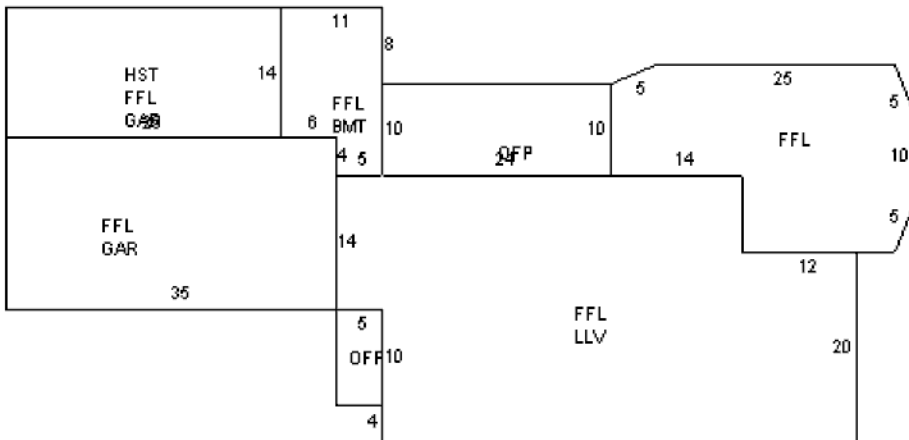
### CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 126.00     |
| Size Adj.:         | 0.93181819 |
| Const Adj.:        | 1.01999998 |
| Adj \$ / SQ:       | 119.757    |
| Other Features:    | 98386      |
| Grade Factor:      | 1.60       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 1193797    |
| Depreciation:      | 245922     |
| Depreciated Total: | 947875     |

### COMPARABLE SALES

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

### SKETCH



### SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 3,097      | 119.760   | 370,888      |      |
| LLV                | LOWR LEVEL  | 1,374      | 149.700   | 205,683      |      |
| GAR                | GARAGE      | 1,036      | 36.000    | 37,296       |      |
| OFF                | OPEN PORCH  | 290        | 15.000    | 4,350        |      |
| HST                | HALF STORY  | 203        | 119.760   | 24,311       |      |
| BMT                | BASEMENT    | 174        | 29.940    | 5,209        |      |
| Net Sketched Area: |             | 6,174      | Total:    | 647,737      |      |
| Size Ad            | 3300        | Gross Area | 6377      | FinArea      | 4674 |

### SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| LLV      | 100    | FLA     | 100    | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3    | GARAGE      | D | Y   | 1   | 24X20    | A    | AV  | 1963 | 36.00      | T   | 60  | 101 |      |       | 6,900      |      |       | 6,900        |
| 2    | SHED/FR     | D | Y   | 1   | 6X10     | A    | AV  | 1963 | 15.00      | T   | 70  | 101 |      |       | 300        |      |       | 300          |

### PARCEL ID

|          |
|----------|
| 112 14 0 |
|----------|

### IMAGE



AssessPro Patriot Properties, Inc

|       |   |                   |       |                         |  |        |       |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 7,200 | Total Special Features: |  | Total: | 7,200 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|