

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 10 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | VALENTINE VINCENT J |
| Owner 2: | VALENTINE ANNA MARIE |
| Owner 3: | |
| Street 1: | PO BOX 643 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-0715 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 | | | | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Traffic | | |

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 Infru | 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. | 1.000 | R2 | | | | | | | | | 640,000 | | | | | | 640,000 | |
| 101 | ONE FAM | | 0.0705 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R2 | | | | | | | | | 2,115 | | | | | | 2,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 884,400 | | 1.907 | 642,100 | 1,526,500 |
| Total Card | 884,400 | | 1.907 | 642,100 | 1,526,500 |
| Total Parcel | 884,400 | | 1.907 | 642,100 | 1,526,500 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 402.58 | /Parcel: 402.58 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| 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 | 778,600 | 0 | 1.907 | 582,100 | 1,360,700 | 1,360,700 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 730,600 | 0 | 1.907 | 502,100 | 1,232,700 | 1,232,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 724,600 | 0 | 1.907 | 510,100 | 1,234,700 | 1,234,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 658,500 | 0 | 1.907 | 493,300 | 1,151,800 | 1,151,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 658,500 | 0 | 1.907 | 493,300 | 1,151,800 | 1,151,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 641,300 | 0 | 1.907 | 514,100 | 1,155,400 | 1,155,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 617,400 | 0 | 1.907 | 498,900 | 1,116,300 | 1,116,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 611,800 | 0 | 1.907 | 462,100 | 1,073,900 | 1,073,900 | 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 | 25806 081 | | 11/10/1995 | CHANGE IN US | 195,000 | Yes | No | | | LOT SPLIT FY97 |

TAX DISTRICT

PAT ACCT.

PRINT

| Date | Time |
|----------|----------|
| 10/18/22 | 17:56:23 |

LAST REV

| Date | Time |
|----------|----------|
| 06/19/20 | 11:33:42 |
| blakeley | |
| 786 | |

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 15 4 1 |
| 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: | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 5/15/2007 | 3684 | SHED | | C | 6/19/2007 | | | install shed on ba |
| 6/28/2000 | 2011 | GARAGE | 66,860 | C | 5/25/2002 | | | 5/19/01 75% 3/23/0 |
| 11/17/1995 | 859-95 | NEW HOME | 225,000 | C | 7/21/1997 | | | 95% 3/17/98 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 4/6/2017 | VISITED | 618 | G BOURGAULT |
| 10/1/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/26/2007 | MEAS+INSPCTD | 100 | |
| 5/25/2002 | MEAS/EXT INS | 613 | |
| 3/23/2002 | MEAS/EXT INS | 615 | |
| 5/19/2001 | MEAS/EXT INS | 615 | |
| 3/17/1998 | MEAS/EXT INS | 602 | |
| 6/3/1997 | MEAS/EXT INS | 602 | |

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: | 26 - WOOD 30% |
| Roof Struct: | 2 - HIP |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

BATH FEATURES

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

COMMENTS

GENERAL INFORMATION

| | |
|---------------|-----------------------|
| Grade: | B+ - GOOD (+) |
| Year Blt: | 1997 Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdict: | Fact: |
| Const Mod: | % Own: |
| Lump Sum Adj: | Name: |

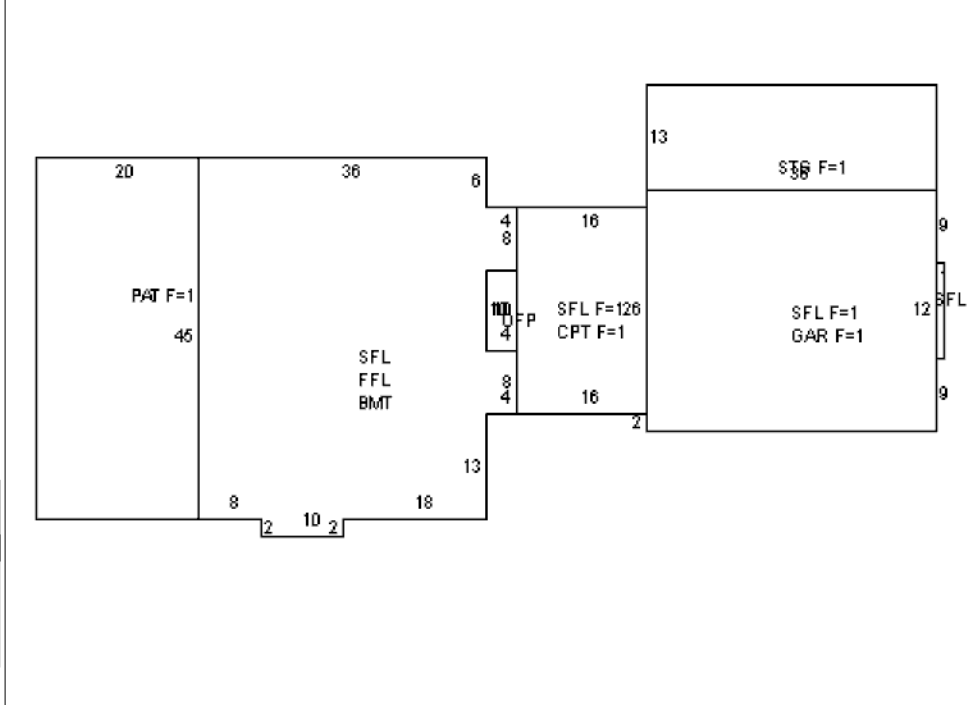
CONDO INFORMATION

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

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: 9 | BR: 4 | Bath: 3 | HB | | | |

SKETCH



INTERIOR INFORMATION

| | |
|---------------|--------------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - PLASTER |
| Sec Int Wall: | % |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | 5 - LINO/VINYL 25% |
| Bsmnt Flr: | % |
| Bsmnt Gar: | % |
| Electric: | 3 - TYPICAL |
| Insulation: | 2 - TYPICAL |
| Int vs Ext: | S |
| Heat Fuel: | 2 - GAS |
| Heat Type: | 1 - FORCED H/A |
| # Heat Sys: | 1 |
| % Heated: | 75 % AC: 75 |
| Solar HW: | NO Central Vac: Yes |
| % Com Wal: | 0 % Sprinkled: 0 |

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 12.0% |
| Functional: | % | |
| Economic: | % | |
| Special: | % | |
| Override: | % | |
| Total: | 12.5% | |

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 118.00 |
| Size Adj.: | 0.87205046 |
| Const Adj.: | 1.01250005 |
| Adj \$ / SQ: | 104.188 |
| Other Features: | 53744 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1010749 |
| Depreciation: | 126344 |
| Depreciated Total: | 884405 |

COMPARABLE SALES

| | | | | |
|-------------------|-----------|--------------|----------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val: | 982283.6575 |
| Juris. Factor: | | Before Depr: | | 166.70 |
| Special Features: | 0 | Val/Su Net: | | 92.86 |
| Final Total: | 884400 | Val/Su SzAd: | | 179.90 |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| SFL | 2ND FLOOR | 3,212 | 89.600 | 287,801 | |
| BMT | BASEMENT | 1,704 | 26.050 | 44,384 | |
| FFL | 1ST FLOOR | 1,704 | 104.190 | 177,537 | |
| GAR | GARAGE | 1,080 | 36.000 | 38,880 | |
| PAT | PATIO | 900 | 14.000 | 12,600 | |
| STG | STORAGE | 468 | 15.000 | 7,020 | |
| CPT | CARPORT | 416 | 22.000 | 9,152 | |
| OPF | OPEN PORCH | 40 | 15.000 | 600 | |
| Net Sketched Area: | | 9,524 | Total: | 577,974 | |
| Size Ad | 4916 | Gross Area | 9524 | FinArea | 3792 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| SFL | 100 | UNF | | 35 | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| | | | | | | | | | | | | | | | | | | |

PARCEL ID

112 13 0

IMAGE



AssessPro Patriot Properties, Inc

| | | | |
|---------|-------------------|-------------------------|--------|
| More: N | Total Yard Items: | Total Special Features: | Total: |
|---------|-------------------|-------------------------|--------|