

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		BROOKS HL, LINCOLN

**OWNERSHIP**

Owner 1:	PANG TR SAMUEL S		
Owner 2:			
Owner 3:	SSP BROOKS HILL 2004 LIVING TR		
Street 1:	PO BOX 6074		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				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 Influ	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	9.25	1.000	R4									740,000						740,000	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,920						10,900	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	997,700		1.837	740,000	1,737,700	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.820	10,900	10,900	
Total Card	997,700		3.657	750,900	1,748,600	Entered Lot Size
Total Parcel	997,700		3.657	750,900	1,748,600	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		316.05	/Parcel:	316.05
				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	760,200	0	3.657	695,700	1,455,900	1,455,900	Year End Roll	10/19/2021
2021	101	FV	688,300	0	3.657	650,900	1,339,200	1,339,200	Year End Roll	10/15/2020
2020	101	FV	682,600	0	3.657	674,900	1,357,500	1,357,500	Year End Roll	9/26/2019
2019	101	FV	634,500	0	3.657	657,300	1,291,800	1,291,800	Create Final value 2019	6/4/2019
2018	101	FV	635,600	0	3.657	657,300	1,292,900	1,292,900	Year End Roll	9/28/2017
2017	101	FV	618,900	0	3.657	650,900	1,269,800	1,269,800	Year End Roll	9/29/2016
2016	101	FV	598,800	0	3.657	632,500	1,231,300	1,231,300	Year End Roll	1/14/2016
2015	101	FV	593,300	0	3.657	586,100	1,179,400	1,179,400	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANG SAMUEL C,	49608-595		6/14/2007	FAMILY		1	No	No		
ARTHUR JACQUELI	38241-266		3/10/2003		1,155,000	No	No			
ANDERSON, FLETC	17211-355		7/17/1986		600,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/11/2000	1869	RENOVATI	30,000	C	5/30/2000			basement 5/30/00
12/15/1999	1859	KITCHEN	30,000	C	5/30/2000			cabinets 5/30/00

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/30/2000	MEAS+INSPCTD	611	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_



**USER DEFINED**

Prior Id # 1:	16 17 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:	

**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:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	16	- GEOTHERMAL	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

**BATH FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	0	Rating:	AVERAGE

**OTHER FEATURES**

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

**CONDO INFORMATION**

Phys Cond:	GD	- Good	14%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			14%

**DEPRECIATION**

Basic \$ / SQ:	118.00
Size Adj.:	0.89336920
Const Adj.:	1.22399998
Adj \$ / SQ:	129.031
Other Features:	111436
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1160093
Depreciation:	162413
Depreciated Total:	997680

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1078374.949
Juris. Factor:		Before Depr:	187.10	
Special Features:	0	Val/Su Net:	140.58	
Final Total:	997700	Val/Su SzAd	238.40	

**COMMENTS**

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:	11	BR:	5	Baths:	3	HB	1				

**RESIDENTIAL GRID**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit: 1, RMS: 11, BRS: 5, FL: 1

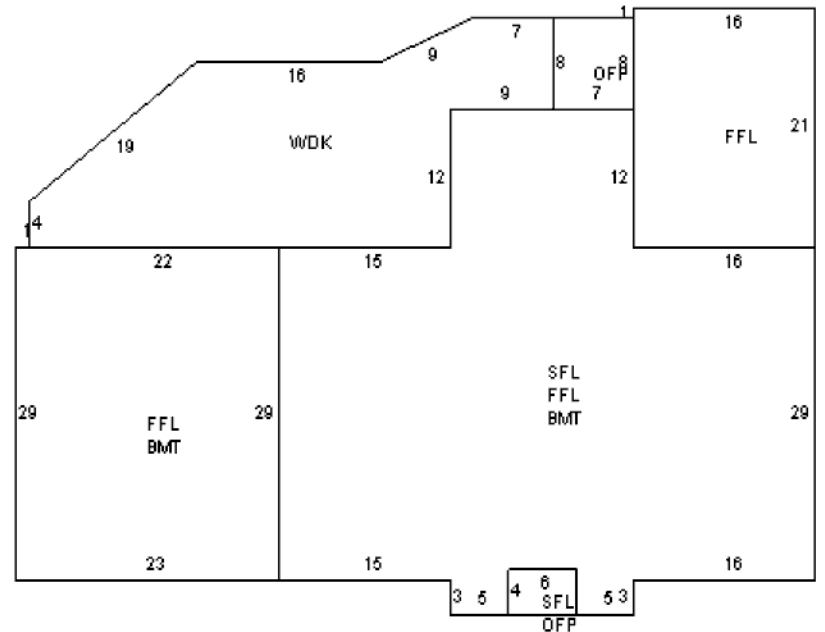
**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit: 1, RMS: 11, BRS: 5, FL: 1

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	5	1
Totals	1	11	5

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,582	129.030	333,158	
BMT	BASEMENT	2,246	61.290	137,657	
SFL	2ND FLOOR	1,603	129.030	206,837	
WDK	WOOD DECK	586	16.680	9,776	
OFFP	OPEN PORCH	80	15.000	1,200	
Net Sketched Area:		7,097	Total:	688,628	
Size Ad	4185	Gross Area	7097	FinArea	5533

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	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

