

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOODMAN DAVID
Owner 2:	GOODMAN JOHANNA KAROLINA STARK
Owner 3:	
Street 1:	12 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	LEONARDI - MARK
Owner 2:	LEONARDI - REBECCA
Street 1:	12 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		
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	9.25	1.000	R4									740,000						740,000	
132	UNDEV		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	551,600		1.837	740,000	1,291,600
132			1.810	10,900	10,900
Total Card	551,600		3.647	750,900	1,302,500
Total Parcel	551,600		3.647	750,900	1,302,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	334.49	/Parcel:	334.49

Legal Description	User Acct
3482 Cluster Subdivision 1/9 int in common land parcels 16-17-0, 16-17-10 to 12	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	09/28/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	465,700	0	3.647	695,700	1,161,400	1,161,400	Year End Roll	10/19/2021
2021	101	FV	451,700	0	3.647	650,900	1,102,600	1,102,600	Year End Roll	10/15/2020
2020	101	FV	444,300	0	3.647	674,900	1,119,200	1,119,200	Year End Roll	9/26/2019
2019	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Create Final value 2019	6/4/2019
2018	101	FV	437,000	0	3.647	657,300	1,094,300	1,094,300	Year End Roll	9/28/2017
2017	101	FV	444,900	0	3.647	650,900	1,095,800	1,095,800	Year End Roll	9/29/2016
2016	101	FV	441,200	0	3.647	632,500	1,073,700	1,073,700	Year End Roll	1/14/2016
2015	101	FV	430,100	0	3.647	586,100	1,016,200	1,016,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEONARDI,MARK	67303-506		5/24/2016		1,087,000	No	No			
STAHL EDWARD L,	49487-424		5/23/2007		1,150,000	No	No			
DANIELS STARR R	31945-183		10/16/2000		914,000	No	No			
DANIELS GROVER	30096-195		2/29/1996	CONVENIENC		1	No	No		
EASTMENT, JEFFR	15207-525		9/8/1983		250,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/1/2020	R-20-0145	SOLAR PA	39,601	C	10/20/2020			Install roof mount
6/22/2020	R-20-0097	BATH	27,000	O	8/18/2020			Bathroom remodel o
6/13/2016	6468	ROOF	22,125	C				Strip & re-roof dw
12/3/1996	1094-96	MANUAL		C	6/3/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/28/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/3/1997	MEAS/EXT INS	602	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	6	- WOODSHINGL
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)	
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	15	- CARPET	
Sec Floors:	6	- CERAMIC T	30%
Bsmnt Flr:			
Bsmnt Gar:			

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	15	- HEAT PUMP	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% 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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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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:	3	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	13.%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			13.6%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.97779042
Const Adj.:	1.02212000
Adj \$ / SQ:	125.927
Other Features:	72192
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	638441
Depreciation:	86828
Depreciated Total:	551613

COMMENTS

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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: 8	BR: 4	Baths: 3	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	1985
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

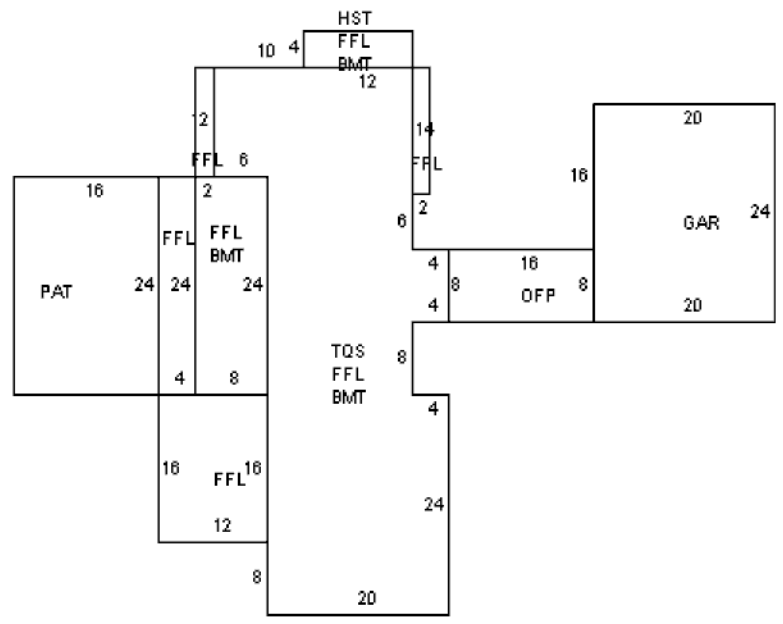
WtAv\$/SQ:		AvRate:		Ind.Val	492800.0000
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Juris. Factor:		Before Depr:	151.11
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Special Features:	0	Val/Su Net:	109.75
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Final Total:	551600	Val/Su SzAd:	209.42
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,740	125.930	219,113	
BMT	BASEMENT	1,400	73.980	103,575	
TQS	3/4 STORY	870	125.930	109,556	
GAR	GARAGE	480	36.000	17,280	
PAT	PATIO	384	14.000	5,376	
OFFP	OPEN PORCH	128	15.000	1,920	
HST	HALF STORY	24	125.930	3,022	
Net Sketched Area:		5,026	Total:	459,842	
Size Ad	2634	Gross Area	5340	FinArea	3894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

