

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THERIAULT RICHARD H
Owner 2:	THERIAULT VITA S
Owner 3:	
Street 1:	5 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	THERIAULT VITA S -
Owner 2:	-
Street 1:	5 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) COLONIAL Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	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 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	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	Legal Description
101	643,200		1.837	740,000	1,383,200	384 Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.810	10,900	10,900	
Total Card	643,200		3.647	750,900	1,394,100	Entered Lot Size
Total Parcel	643,200		3.647	750,900	1,394,100	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 376.91		/Parcel: 376.91			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	567,800	0	3.647	695,700	1,263,500	1,263,500	Year End Roll	10/19/2021
2021	101	FV	512,400	0	3.647	650,900	1,163,300	1,163,300	Year End Roll	10/15/2020
2020	101	FV	507,900	0	3.647	674,900	1,182,800	1,182,800	Year End Roll	9/26/2019
2019	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Create Final value 2019	6/4/2019
2018	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Year End Roll	9/28/2017
2017	101	FV	457,600	0	3.647	650,900	1,108,500	1,108,500	Year End Roll	9/29/2016
2016	101	FV	442,300	0	3.647	632,500	1,074,800	1,074,800	Year End Roll	1/14/2016
2015	101	FV	438,000	0	3.647	586,100	1,024,100	1,024,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THERIAULT VITA	53257-154		7/23/2009	FAMILY	100	No	No			
THERIAULT RICHA	31672-138		8/1/2000	CONVENIENC	100	No	No			
COMMERCIAL UNIO	15603-304		6/1/1984		340,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2018	7245	ROOF	10,937	C	11/27/2018			Strip & re-roof fr
1/20/1994	417	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
1/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



USER DEFINED

Prior Id # 1:	16 17 9
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:	1 - GABLE		
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:	2		
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:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.92910445
Const Adj.:	1.01999998
Adj \$ / SQ:	111.827
Other Features:	58795
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	747952
Depreciation:	104713
Depreciated Total:	643239

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
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BATH FEATURES

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

OTHER FEATURES

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

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												
RMs:	9	BRs:	4	Baths:	2	HB:	1					

REMODELING

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

RES BREAKDOWN

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

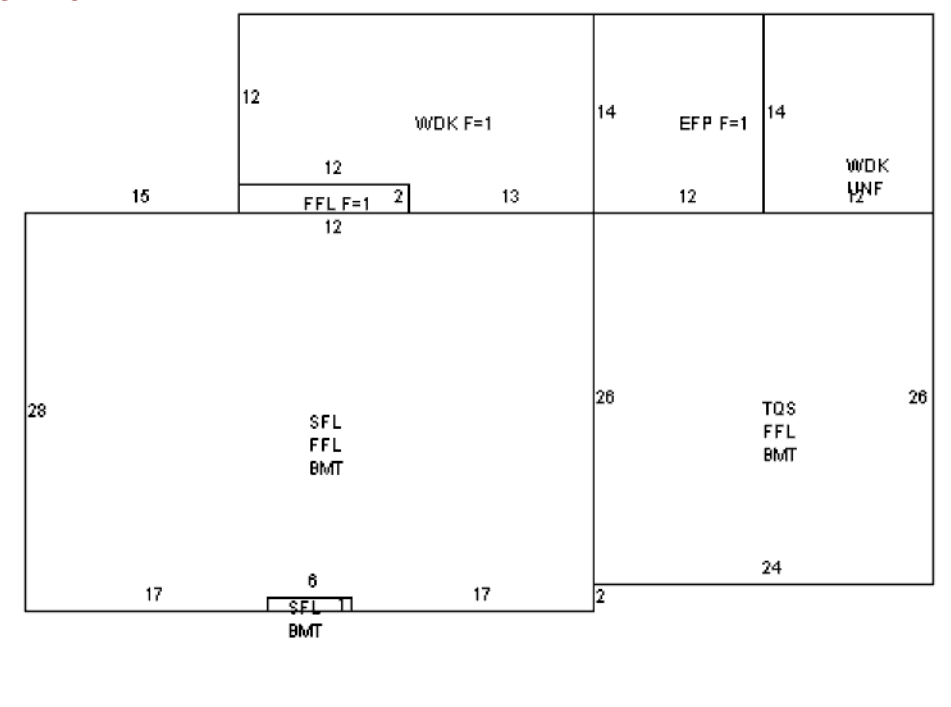
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

113 48 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,762	111.830	197,039	
BMT	BASEMENT	1,744	33.550	58,508	
SFL	2ND FLOOR	1,120	111.830	125,246	
WDK	WOOD DECK	494	17.130	8,464	
TQS	3/4 STORY	468	111.830	52,335	
EFP	ENCL PORCH	168	36.000	6,048	
UNF	UNFINUFL	84	111.830	9,393	
Net Sketched Area:		5,840	Total:	457,033	
Size Ad	3350	Gross Area	6080	FinArea	3699

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE



AssessPro Patriot Properties, Inc