

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 1 | | GRASSHOPPER LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | JOHNSON RICHARD |
| Owner 2: | JOHNSON MARGARET K |
| Owner 3: | |
| Street 1: | 1 GRASSHOPPER LN |
| Street 2: | |
| Twn/City: | LINCOLN CENTER |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2208 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | JOHNSON RICHARD - |
| Owner 2: | - |
| Street 1: | 1 GRASSHOPPER LN |
| Twn/City: | LINCOLN CENTER |
| St/Prov: | MA Cntry |
| Postal: | 01773-2208 |

NARRATIVE DESCRIPTION

This Parcel contains 1.71 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 | | 74488 | | SQUARE FE | PRIME SITE | | 0 | 8.75 | 1.052 | R3 | | | | | | | | | 685,531 | | | | | | 685,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 725,200 | 700 | 1.710 | 685,500 | 1,411,400 | | 0 |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 387.96 | | | | | | /Parcel: 387.96 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 639,300 | 1000 | 1.71 | 619,700 | 1,260,000 | 1,260,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 602,400 | 1000 | 1.71 | 548,400 | 1,151,800 | 1,151,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 542,600 | 1000 | 1.71 | 548,400 | 1,092,000 | 1,092,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 505,700 | 1000 | 1.71 | 531,200 | 1,037,900 | 1,037,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 505,700 | 1000 | 1.71 | 531,200 | 1,037,900 | 1,037,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 496,900 | 1000 | 1.71 | 501,400 | 999,300 | 999,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 487,100 | 1000 | 1.71 | 486,500 | 974,600 | 974,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 469,900 | 1000 | 1.71 | 450,500 | 921,400 | 921,400 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|-----|-----|-------|-----------------|-------|
| JOHNSON RICHARD | 1267-157 | | 5/5/2003 | CONVENIENC | | 1 | No | No | | |
| JOHNSON RICHARD | 1267-156 | | 5/5/2003 | CONVENIENC | | 1 | No | No | | |
| JOHNSON RICHARD | 1251-15 | | 4/18/2002 | SUBSEQUENT S | | 1 | No | No | | |
| JOHNSON ERNEST | 1250-151 | | 4/10/2002 | | 940,000 | No | No | No | | |
| JOHNSON ERNEST | 1232-36 | | 12/27/2000 | CONVENIENC | | 100 | No | No | | |
| | 441-129 | | 12/19/1948 | | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-----------|----------|---------|-----|------------|----------|----------|--------------------|
| 4/27/2022 | R-22-2022 | WEATHERI | 7,000 | C | 5/3/2022 | | | Weatherization & a |
| 6/10/2021 | R-21-0119 | BATH | 22,637 | O | | | | Bathroom remodel |
| 6/7/2012 | 5058 | RENO-ADD | 142,900 | C | 6/24/2013 | | | mud room addition, |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 6/24/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 10/2/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 12/13/2003 | MEAS/EXT INS | 615 | |
| 9/9/1998 | MEAS+INSPCTD | 602 | |
| 2/19/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | | | |
|---------------|----|--------|-----------|---|
| Type: | 5 | - | CAPE | |
| Sty Ht: | 1T | - | 1T | |
| (Liv) Units: | 1 | Total: | 1 | |
| Foundation: | 1 | - | CONCRETE | |
| Frame: | 1 | - | WOOD | |
| Prime Wall: | 2 | - | CLAPBOARD | |
| Sec Wall: | | | | % |
| Roof Struc: | 1 | - | GABLE | |
| Roof Cover: | 1 | - | ASPHALT | |
| Color: | | | | |
| View / Desir: | | | | |

GENERAL INFORMATION

| | | | |
|---------------|------|-------------|----------|
| Grade: | B+ | - | GOOD (+) |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdic: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

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: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - | TYPICAL |
| Insulation: | 2 | - | TYPICAL |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 | - | OIL |
| Heat Type: | 3 | - | FORCED H/W |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

DEPRECIATION

| | | | | |
|-------------|----|---|-----------|-------|
| Phys Cond: | VG | - | Very Good | 17.0% |
| Functional: | | | | % |
| Economic: | | | | % |
| Special: | | | | % |
| Override: | | | | % |
| Total: | | | | 17.5% |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 2 | SHED/FR | D | Y | 1 | 8x12 | A | AV | 2002 | 15.00 | T | 50 | 101 | | | 700 | | | 700 |

More: N

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: | 1 | Rating: | AVERAGE |

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: | | | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 124.00 |
| Size Adj.: | 0.93645120 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 118.442 |
| Other Features: | 89000 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 879012 |
| Depreciation: | 153827 |
| Depreciated Total: | 725185 |

COMPARABLE SALES

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

Total Yard Items: 700

COMMENTS

ANGLED

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: | 11 | BRs: | 4 | Baths: | 3 | HB | 1 | | | | | |

REMODELING

| | | |
|------------|----|---|
| Exterior: | | |
| Interior: | | |
| Additions: | | |
| Kitchen: | | |
| Baths: | | |
| Plumbing: | | |
| Electric: | | |
| Heating: | | |
| General: | | |
| Totals | | |
| 1 | 11 | 4 |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 11 | 4 | |
| Totals | | | |
| 1 | 11 | 4 | |

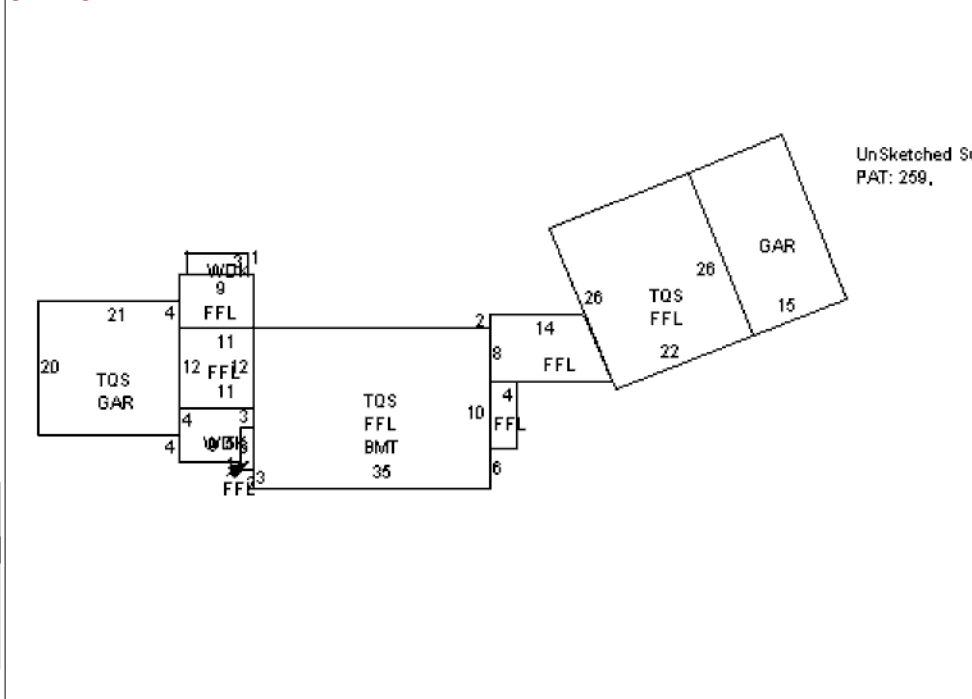
WtAv\$/SQ

| | | | | | |
|-------------------|--------|--------------|--------|---------|-------------|
| WtAv\$/SQ: | | AvRate: | | Ind.Val | 952175.9849 |
| Juris. Factor: | | Before Depr: | 189.51 | | |
| Special Features: | 0 | Val/Su Net: | 138.61 | | |
| Final Total: | 725200 | Val/Su SzAd: | 225.36 | | |

PARCEL ID

| |
|----------|
| 145 23 0 |
|----------|

Total Special Features: 700

SKETCH

Unsketched Su PAT: 259,

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,844 | 118.440 | 218,408 | |
| TQS | 3/4 STORY | 1,374 | 118.440 | 162,740 | |
| BMT | BASEMENT | 840 | 51.820 | 43,528 | |
| GAR | GARAGE | 810 | 36.000 | 29,160 | |
| PAT | PATIO | 259 | 14.000 | 3,626 | |
| WDK | WOOD DECK | 105 | 27.820 | 2,921 | |
| Net Sketched Area: | | 5,232 | Total: | 460,383 | |
| Size Ad | 3218 | Gross Area | 5690 | FinArea | 3638 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | FLA | 50 | A | 0 |

IMAGE

AssessPro Patriot Properties, Inc

Total: 700