

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	MIRENDA ANTHONY
Owner 2:	CORNOGG TRACEY M
Owner 3:	
Street 1:	15 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2208 Type:

PREVIOUS OWNER

Owner 1:	LIEPMANN W HUGO -
Owner 2:	LIEPMANN J CYNTHIA -
Street 1:	15 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2208

NARRATIVE DESCRIPTION

This Parcel contains 2.01 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.173		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,190						5,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	467,000	600	2.010	765,200	1,232,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 499.41						/Parcel: 499.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	410,800	600	2.01	705,200	1,116,600	1,116,600	Year end	11/3/2022
2022	101	FV	356,700	600	2.01	638,000	995,300	995,300	Year End Roll	10/19/2021
2021	101	FV	353,100	600	2.01	565,200	918,900	918,900	Year End Roll	10/15/2020
2020	101	FV	318,300	600	2.01	565,200	884,100	884,100	Year End Roll	9/26/2019
2019	101	FV	307,800	600	2.01	547,600	856,000	856,000	Create Final value 2019	6/4/2019
2018	101	FV	307,800	600	2.01	547,600	856,000	856,000	Year End Roll	9/28/2017
2017	101	FV	299,400	600	2.01	517,200	817,200	817,200	Year End Roll	9/29/2016
2016	101	FV	299,400	600	2.01	502,000	802,000	802,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIEPMANN	01259-63		10/11/2002		845,000	No	No			
BUTKUS + SWEENE	1061-145		9/19/1989		450,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/14/2016	6393	MANUAL	25,000	C	5/2/2017			Sheet metal work f
3/4/2016	6358	WINDOWS	54,558	C				Install windows in
10/13/2011	4885	RENOVATI	150,000	C	6/26/2012			reno kit & master
8/10/2009	4242	RENOVATI	65,000	C	11/12/2009			new front step;re-
6/17/2009	4214	MANUAL	10,390	C				replace 8 windows.
11/30/1994	637-94	ROOF	20	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEAS/EXT INS	25	D ERSKINE
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
12/21/1998	ABATE-INSPEC	600	
9/9/1998	MEAS+INSPECTD	602	
2/19/1996	MEAS+INSPECTD	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:	1	- WOOD SHING	
Sec Wall:			%
Roof Struct:	1	- GABLE	
Roof Cover:	1	- ASPHALT	
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)	
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:	1	- DRYWALL 50%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	5	- LINO/VINYL 10%
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:	100
Solar HW:	NO	Central Vac:	NO
% 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
2	SHED/FR	D	Y	1	144	A	AV	1950	15.00	T	70	101			600			600

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	24.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			24.5	%

**CALC SUMMARY**

Basic \$ / SQ:	146.00
Size Adj.:	1.02605247
Const Adj.:	1.01699996
Adj \$ / SQ:	152.350
Other Features:	75614
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	618532
Depreciation:	151540
Depreciated Total:	466992

**COMMENTS**

NEW 5 BED SEPTIC 1990.

**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:	7	BR:	2	Baths:	2	HB:	1				

**REMODELING**

Exterior:	
Interior:	1990
Additions:	
Kitchen:	1990
Baths:	1990
Plumbing:	
Electric:	
Heating:	
General:	1990

**RES BREAKDOWN**

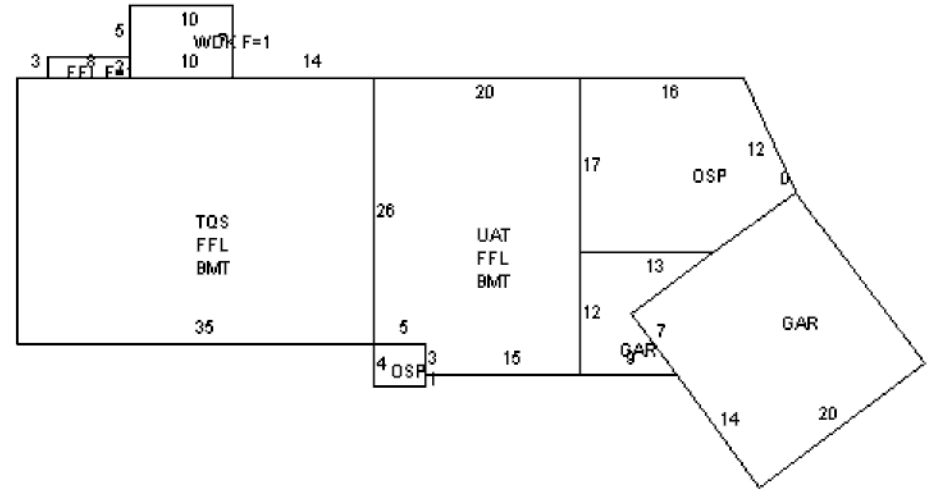
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WTAV\$/SQ: AvRate: Ind.Val 909893.8856  
 Juris. Factor: Before Depr: 182.82  
 Special Features: 0 Val/Su Net: 100.52  
 Final Total: 467000 Val/Su SzAd: 214.86

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,491	152.350	227,154	
BMT	BASEMENT	1,475	45.710	67,415	
TQS	3/4 STORY	683	152.350	103,979	
GAR	GARAGE	517	36.000	18,612	
OSP	SCRN PORCH	326	22.500	7,335	
UAT	UNF ATTIC	85	152.350	12,912	
WDK	WOOD DECK	70	34.610	2,423	
Net Sketched Area:		4,646	Total:	439,829	
Size Ad	2173.5	Gross Area	5354	FinArea	2469

**SUB AREA DETAIL**

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

**IMAGE**

AssessPro Patriot Properties, Inc

