

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:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	824,600	700	1.710	744,300	1,569,600
Total Card 824,600 700 1.710 744,300 1,569,600					
Total Parcel 824,600 700 1.710 744,300 1,569,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 431.45		/Parcel: 431.45	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
06/24/13	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	725,200	700	1.71	685,500	1,411,400	1,411,400	Year end	11/3/2022
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

PRINT

Date	Time
09/13/23	20:07:46

LAST REV

Date	Time
07/17/23	16:25:53

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/14/2023	R-23-0141	SOLAR PA	68,397	C				Installation of 34
2/13/2023	R-23-0031	WINDOWS	47,545	C	4/10/2023			Remove & replace 1
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	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		74488		SQUARE FE	PRIME SITE		0	9.5	1.052	R3									744,291						744,300	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.71001	Total SF/SM: 74488.04	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	744,291	SpI Credit	Total:	744,300
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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 Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

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

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	RM:	11	BR:	4
	Bath:	3	HB:	1

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:	

GENERAL INFORMATION

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

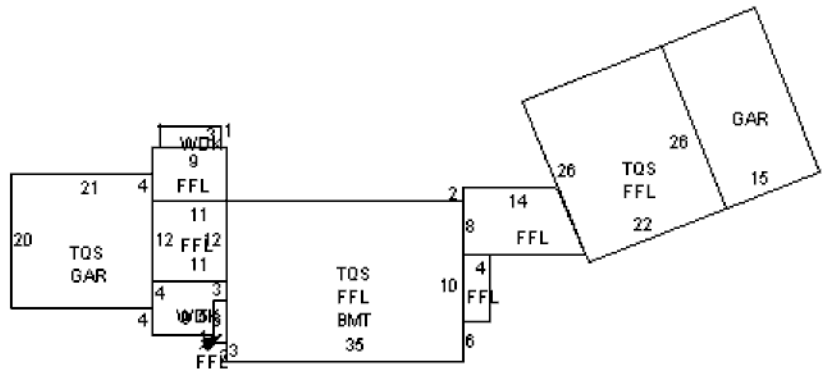
REMODELING

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

RES BREAKDOWN

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

SKETCH



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:	

DEPRECIATION

Phys Cond:	VG - Very Good	17.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.5%

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	0.93645120
Const Adj.:	1.01999998
Adj \$ / SQ:	139.456
Other Features:	89000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	999565
Depreciation:	174924
Depreciated Total:	824641

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	952175.9849
Juris. Factor:		Before Depr:		223.13
Special Features:	0	Val/Su Net:		157.61
Final Total:	824600	Val/Su SzAd:		256.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,844	139.460	257,157	
TQS	3/4 STORY	1,374	139.460	191,613	
BMT	BASEMENT	840	61.010	51,250	
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:	535,727	
Size Ad	3218	Gross Area	5690	FinArea	3638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	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	8x12	A	AV	2002	15.00	T	50	101			700		700

PARCEL ID 145 23 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	700	Total Special Features:		Total:	700
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