

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 16 | | GRASSHOPPER LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | COLLINS DONALD |
| Owner 2: | COLLINS SUSAN B |
| Owner 3: | |
| Street 1: | 16 GRASSHOPPER LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2209 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 | | 79279 | | SQUARE FE | PRIME SITE | | 0 | 9.5 | 1.006 | R3 | | | | | | | | | 757,945 | | | | | | 757,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 754,200 | 11,900 | 1.820 | 757,900 | 1,524,000 |
| Total Card | 754,200 | 11,900 | 1.820 | 757,900 | 1,524,000 |
| Total Parcel | 754,200 | 11,900 | 1.820 | 757,900 | 1,524,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 318.23 | /Parcel: 318.23 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 101 | FV | 652,500 | 11900 | 1.82 | 698,100 | 1,362,500 | 1,362,500 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 559,100 | 12800 | 1.82 | 631,100 | 1,203,000 | 1,203,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 521,900 | 12800 | 1.82 | 558,500 | 1,093,200 | 1,093,200 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 461,400 | 12800 | 1.82 | 558,500 | 1,032,700 | 1,032,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 408,900 | 12800 | 1.82 | 540,900 | 962,600 | 962,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 408,900 | 12800 | 1.82 | 540,900 | 962,600 | 962,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 400,400 | 12800 | 1.82 | 510,600 | 923,800 | 923,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 392,600 | 12800 | 1.82 | 495,500 | 900,900 | 900,900 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|---------------|-----------|------|----------|-----------|------------|----|-----|-------|
| DONALD GILFOY | 969-194 | | 6/2/1983 | | 237,000 | No | No | |

TAX DISTRICT

PAT ACCT.

| Assoc PCL Value | Notes |
|-----------------|-------|
| | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 11/3/2011 | 4920 | POOL | 40,000 | C | 7/17/2012 | | | 14x24 inground gun |
| 4/29/2003 | 2681 | MANUAL | 2,000 | C | 6/17/2003 | | | rem & repl wood to |
| 5/22/1996 | 953-96 | ROOF | | C | 6/5/1997 | | | |
| 9/29/1995 | 821-95 | FENCE | 250 | C | 2/20/1996 | | | |
| 8/17/1994 | 548-94 | RENOVATI | 44,000 | C | 8/25/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 9/20/2018 | MEAS+INSPCTD | 622 | K Cuoco |
| 10/2/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/22/2004 | MEAS/EXT INS | 615 | |
| 6/17/2003 | MEAS/EXT INS | 615 | |
| 9/16/1998 | MEAS+INSPCTD | 602 | |
| 6/5/1997 | MEAS/EXT INS | 602 | |
| 2/20/1996 | MEAS+INSPCTD | 606 | |
| 8/25/1995 | PERMIT VISIT | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | |
|---------------|----|--------------|
| Type: | 5 | - CAPE |
| Sty Ht: | 1H | - 1H |
| (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: | 1949 | 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: | | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 | - TYPICAL | |
| Insulation: | 2 | - TYPICAL | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 | - GAS | |
| Heat Type: | 3 | - FORCED H/W | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

DEPRECIATION

| | | | |
|-------------|----|--------|-------|
| Phys Cond: | GD | - Good | 24.0% |
| Functional: | | | |
| Economic: | | | |
| Special: | | | |
| Override: | | | |
| Total: | | | 24.5% |

EXTERIOR INFORMATION

| | | | |
|------------|---|---------|---------|
| 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: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

CONDO INFORMATION

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

BATH FEATURES

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|--------|----|-----|----|----|----|---|---|
| 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: | 5 | Baths: | 3 | HB: | 1 | | | | |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 11 | 5 | 1 |
| Totals | | | |
| 1 | 11 | 5 | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 146.00 |
| Size Adj.: | 0.94834709 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 141.228 |
| Other Features: | 65676 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 998998 |
| Depreciation: | 244754 |
| Depreciated Total: | 754243 |

COMPARABLE SALES

| | | | | |
|-------------------|-----------|--------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 960502.0242 |
| Juris. Factor: | | Before Depr: | | 225.96 |
| Special Features: | 0 | Val/Su Net: | | 151.29 |
| Final Total: | 754200 | Val/Su SzAd: | | 249.32 |

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 |
| 27 | TENNIS C | D | Y | 1 | 100x55 | A | GD | 1975 | 4.09 | T | 65 | 101 | | | 7,900 | | | 7,900 |
| 2 | SHED/FR | D | Y | 1 | 8x12 | A | AV | 2004 | 15.00 | T | 50 | 101 | | | 700 | | | 700 |
| 19 | PATIO | D | Y | 1 | 10x25 | A | AV | 1980 | 14.00 | T | 70 | 101 | | | 1,100 | | | 1,100 |
| 12 | POOL I-G | D | Y | 1 | 14x12 | A | AV | 2011 | 22.00 | T | 40 | 101 | | | 2,200 | | | 2,200 |

COMMENTS

BSMT-BDRM+GAME RM HEATED .

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: | 5 | Baths: | 3 | HB: | 1 | | | | |

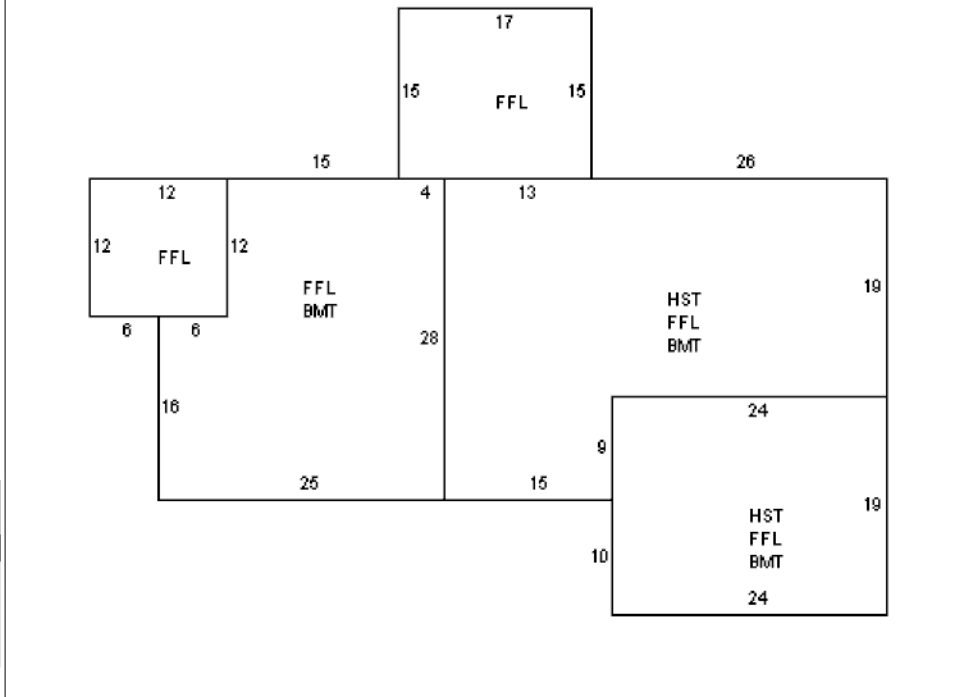
REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 11 | 5 | 1 |
| Totals | | | |
| 1 | 11 | 5 | |

SKETCH



SUB AREA

| | | | | | |
|--------------------|-------------|------------|-----------|--------------|------|
| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
| FFL | 1ST FLOOR | 2,359 | 141.230 | 333,156 | |
| BMT | BASEMENT | 1,960 | 67.080 | 131,483 | |
| HST | HALF STORY | 666 | 141.230 | 94,058 | |
| Net Sketched Area: | | 4,985 | Total: | 558,697 | |
| Size Ad | 3025 | Gross Area | 5651 | FinArea | 4789 |

SUB AREA DETAIL

| | | | | | |
|----------|--------|---------|--------|----|-------|
| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| BMT | 100 | RRM | 90 | A | 0 |

IMAGE

AssessPro Patriot Properties, Inc



| | | | | | | | |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 11,900 | Total Special Features: | | Total: | 11,900 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|