



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BROWNING LN, LINCOLN

OWNERSHIP

Owner 1:	CAMPBELL TR BRUCE D
Owner 2:	BROWNING LANE REVOC LIV TRUST
Owner 3:	
Street 1:	PO BOX 6106
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL - BRUCE D
Owner 2:	-
Street 1:	PO BOX 6106
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.231 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		2.064		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									61,920						61,900	
101	ONE FAM		1.33		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									7,980						8,000	Wetland

Total AC/HA:	5.23055	Total SF/SM:	227842.75	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	869,900	Spl Credit	Total:	869,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,117,600		5.231	869,900	1,987,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		474.34	/Parcel:	474.34	Insp Date
						Land Unit Type:	05/19/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,150,800	0	5.231	869,900	2,020,700	2,020,700	Year End Roll	9/26/2019
2019	101	FV	1,166,700	0	5.231	866,700	2,033,400	2,033,400	Create Final value 2019	6/4/2019
2018	101	FV	1,166,700	0	5.231	866,700	2,033,400	2,033,400	Year End Roll	9/28/2017
2017	101	FV	1,044,300	0	5.231	866,700	1,911,000	1,911,000	Year End Roll	9/29/2016
2016	101	FV	1,009,700	0	5.231	814,700	1,824,400	1,824,400	Year End Roll	1/14/2016
2015	101	FV	982,400	0	5.231	759,500	1,741,900	1,741,900	Year End	10/2/2014
2014	101	FV	258,900	0	5.231	749,900	1,008,800	1,008,800	Year End Roll	1/23/2014
2013	130	FV		0	5.301	732,000	732,000	732,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPBELL, BRUCE	64802-177		1/16/2015	CONVENIENC	10	No	No			
CAMPBELL, BRUCE	51534-124		8/5/2008	FAMILY	10	Yes	No			
CAMPBELL, BRUCE	44202-549		11/30/2004	CONVENIENC	1	Yes	No		RIGHT OF WAY	
BENTLEY, ROBERT	25817-28		11/15/1995		525000	Yes	No			
PIKE JOHN A	11656-351		3/19/1969		40000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2013	5466	MANUAL	26,000	C				sheet metal work t
10/15/2012	5192	NEW HOME	717,828	C	1/27/2014			New Home
3/6/1997	1140-97	SCREENPR	1,000	C	5/29/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
5/29/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

