



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		BROOKS HL, LINCOLN

**OWNERSHIP**

Owner 1:	PANG TR SAMUEL S
Owner 2:	
Owner 3:	SSP BROOKS HILL 2004 LIVING TR
Street 1:	PO BOX 6074
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 3.657 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1982, Having Primarily CLAPBOARD 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:				Topo		
D				Street	1	PAVED
s				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	8.	1.000	R4									640,000						640,000	
132	UNDEV		1.82		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,920						10,900	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	688,300		1.837	640,000	1,328,300	Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.
132			1.820	10,900	10,900	
Total Card	688,300		3.657	650,900	1,339,200	Entered Lot Size
Total Parcel	688,300		3.657	650,900	1,339,200	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	242.06	/Parcel:	242.06	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	682,600	0	3.657	674,900	1,357,500	1,357,500	Year End Roll	9/26/2019
2019	101	FV	634,500	0	3.657	657,300	1,291,800	1,291,800	Create Final value 2019	6/4/2019
2018	101	FV	635,600	0	3.657	657,300	1,292,900	1,292,900	Year End Roll	9/28/2017
2017	101	FV	618,900	0	3.657	650,900	1,269,800	1,269,800	Year End Roll	9/29/2016
2016	101	FV	598,800	0	3.657	632,500	1,231,300	1,231,300	Year End Roll	1/14/2016
2015	101	FV	593,300	0	3.657	586,100	1,179,400	1,179,400	Year End	10/2/2014
2014	101	FV	554,800	0	3.657	546,900	1,101,700	1,101,700	Year End Roll	1/23/2014
2013	101	FV	543,800	0	3.657	530,900	1,074,700	1,074,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANG SAMUEL C,	49608-595		6/14/2007	FAMILY		1	No	No		
ARTHUR JACQUELI	38241-266		3/10/2003		1155000	No	No			
ANDERSON, FLETC	17211-355		7/17/1986		600000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/11/2000	1869	RENOVATI	30,000	C	5/30/2000			basement 5/30/00
12/15/1999	1859	KITCHEN	30,000	C	5/30/2000			cabinets 5/30/00

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/30/2000	MEAS+INSPCTD	611	
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

