



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THERIAULT RICHARD H
Owner 2:	THERIAULT VITA S
Owner 3:	
Street 1:	5 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1406 Type:

PREVIOUS OWNER

Owner 1:	THERIAULT VITA S -
Owner 2:	-
Street 1:	5 BROOKS HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1406

NARRATIVE DESCRIPTION

This Parcel contains 3.647 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	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		1.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,860						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	512,400		1.837	640,000	1,152,400	384 Cluster Subdivision 1/9 interest in common land parcels 16-17-0, 16-17-10 to 12.	0
132			1.810	10,900	10,900		GIS Ref
Total Card		512,400		3.647	650,900	Entered Lot Size	GIS Ref
Total Parcel		512,400		3.647	650,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 314.51		/Parcel: 314.51		Land Unit Type:	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	507,900	0	3.647	674,900	1,182,800	1,182,800	Year End Roll	9/26/2019
2019	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Create Final value 2019	6/4/2019
2018	101	FV	470,800	0	3.647	657,300	1,128,100	1,128,100	Year End Roll	9/28/2017
2017	101	FV	457,600	0	3.647	650,900	1,108,500	1,108,500	Year End Roll	9/29/2016
2016	101	FV	442,300	0	3.647	632,500	1,074,800	1,074,800	Year End Roll	1/14/2016
2015	101	FV	438,000	0	3.647	586,100	1,024,100	1,024,100	Year End	10/2/2014
2014	101	FV	405,500	0	3.647	546,900	952,400	952,400	Year End Roll	1/23/2014
2013	101	FV	396,900	0	3.647	530,900	927,800	927,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THERIAULT VITA	53257-154		7/23/2009	FAMILY	100	No	No			
THERIAULT RICHA	31672-138		8/1/2000	CONVENIENC	100	No	No			
COMMERCIAL UNIO	15603-304		6/1/1984		340000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2018	7245	ROOF	10,937	C	11/27/2018			Strip & re-roof fr
1/20/1994	417	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
1/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (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:

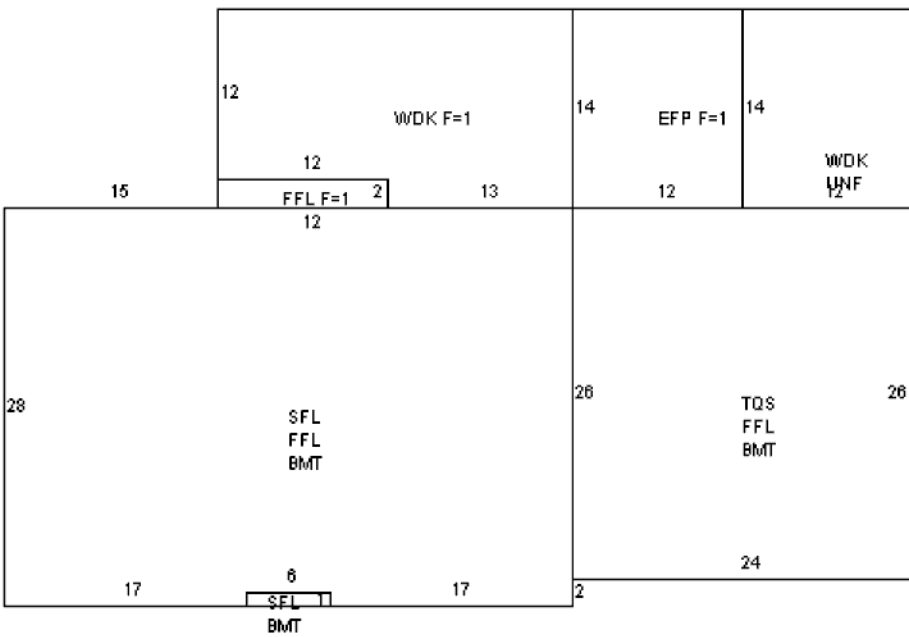
BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

Blank comments section.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1982, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table for residential grid details: 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: RMs: 9, BRs: 4, Baths: 2, HB 1

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr:

DEPRECIATION

Table with depreciation info: Phys Cond: GD - Good, 14.%, Functional: %, Economic: %, Special: %, Override: , Total: 14.8%

REMODELING

Table for remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table for resource breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 4

INTERIOR INFORMATION

Table with interior details: Bsmnt Gar: 2, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 3 - ELECTRIC, Heat Type: 15 - HEAT PUMP, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 95.00, Size Adj.: 0.92910445, Const Adj.: 1.01999998, Adj \$ / SQ: 90.030, Other Features: 58795, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 601405, Depreciation: 89008, Depreciated Total: 512397

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 987448.0492, Juris. Factor, Val/Su Fin: 138.52, Special Features: 0, Val/Su Net: 87.74, Final Total: 512400, Val/Su SzAd: 152.96

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, BMT, SFL, WDK, TQS, EFP, UNF.

SUB AREA DETAIL

Table with sub-area details: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table for special features and yard items with columns: 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.

PARCEL ID 113 48 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: , Total Special Features: , Total: