



**Patriot**  
Properties Inc.

**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:

**PREVIOUS OWNER**

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

**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.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**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 Infl	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	7.	1.052	R3									548,425						548,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	602,400	1,000	1.710	548,400	1,151,800	975	0				
							GIS Ref				
							GIS Ref				
Total Card					602,400	1,000	1.710	548,400	1,151,800	Entered Lot Size	
Total Parcel					602,400	1,000	1.710	548,400	1,151,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			316.60	/Parcel:	316.60	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	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
2015	101	FV	469,900	1000	1.71	450,500	921,400	921,400	Year End	10/2/2014
2014	101	FV	465,500	1000	1.71	403,500	870,000	870,000	Year End Roll	1/23/2014
2013	101	FV	447,500	1000	1.71	391,700	840,200	840,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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		940000	No	No	No		
JOHNSON ERNEST	1232-36		12/27/2000	CONVENIENC		100	No	No		
	441-129		12/19/1948			0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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	

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:	548,425	SpI Credit	Total:	548,400
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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:	

### GENERAL INFORMATION

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

### 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:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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	30	101			1,000			1,000
More: N		Total Yard Items:		1,000		Total Special Features:		Total:		1,000								

### 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

### 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:	

### DEPRECIATION

Phys Cond:	VG - Very Good	16.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>16.0%</b>

### CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.93645120
Const Adj.:	1.01999998
Adj \$ / SQ:	90.742
Other Features:	89000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	717200
Depreciation:	114752
Depreciated Total:	602448

### 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	RMs:	11	BRs:	4	Baths:	3	HB:	1				

### REMODELING

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

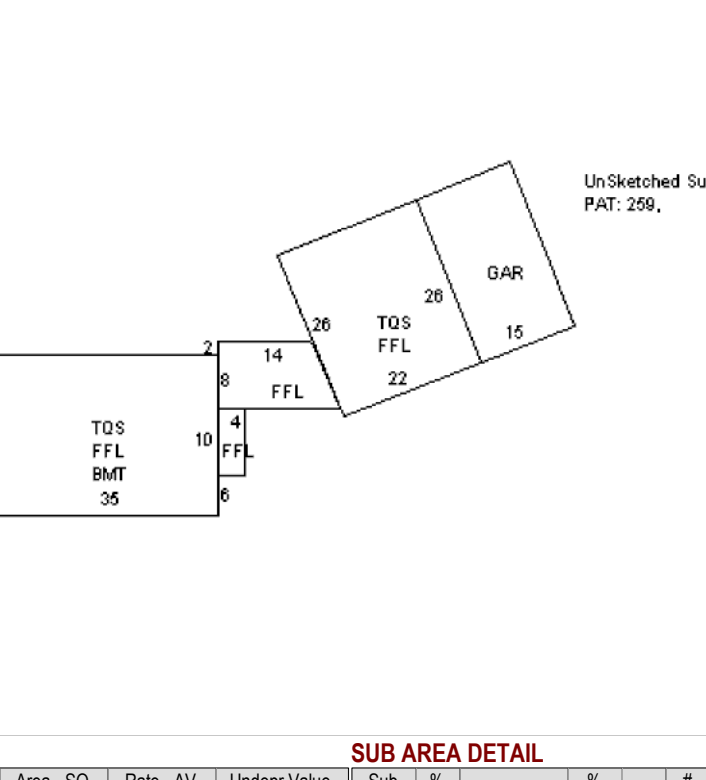
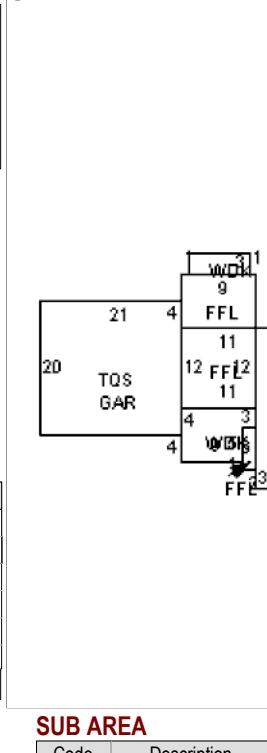
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
<b>Totals</b>		<b>4</b>	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 952175.9849
Juris. Factor:		Val/Su Fin:	165.59	
Special Features:	0	Val/Su Net:	115.14	
Final Total:	602400	Val/Su SzAd:	187.20	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,844	90.740	167,328
TQS	3/4 STORY	1,374	90.740	124,680
BMT	BASEMENT	840	39.700	33,348
GAR	GARAGE	810	36.000	29,160
PAT	PATIO	259	7.000	1,813
WDK	WOOD DECK	105	27.820	2,921
Net Sketched Area:		5,232	Total:	359,250
Size Ad	3218	Gross Area	5690	FinArea: 3638

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

### IMAGE AssessPro Patriot Properties, Inc

