



Patriot Properties Inc.

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 Infru	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	7.	1.006	R3									558,486						558,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	521,900	12,800	1.820	558,500	1,093,200
Total Card	521,900	12,800	1.820	558,500	1,093,200
Total Parcel	521,900	12,800	1.820	558,500	1,093,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		228.27	/Parcel: 228.27

Legal Description	User Acct
	GIS Ref
	GIS Ref
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
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
2015	101	FV	375,900	12800	1.82	458,800	847,500	847,500	Year End	10/2/2014
2014	101	FV	371,700	12800	1.82	410,900	795,400	795,400	Year End Roll	1/23/2014
2013	101	FV	363,400	12800	1.82	398,900	775,100	775,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALD GILFOY	969-194		6/2/1983		237000	No	No			

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 ___/___/___

USER DEFINED

Prior Id # 1:	5170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	16:59:45

LAST REV

Date	Time
10/03/18	12:24:51

apro 1440

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 %:	
Jurisdct:		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

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD	- Good	24%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			24%

DEPRECIATION

Basic \$ / SQ:	95.00
Size Adj.:	0.94834709
Const Adj.:	1.01999998
Adj \$ / SQ:	91.895
Other Features:	65676
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	686739
Depreciation:	164817
Depreciated Total:	521922

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	960502.0242
Juris. Factor:		Val/Su Fin:	108.98	
Special Features:	0	Val/Su Net:	104.69	
Final Total:	521900	Val/Su SzAd:	172.53	

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	25	101			1,100			1,100
19	PATIO	D	Y	1	10x25	A	AV	1980	7.00	T	60	101			700			700
12	POOL I-G	D	Y	1	14x12	A	AV	2011	22.00	T	15	101			3,100			3,100

More:	N
Total Yard Items:	12,800
Total Special Features:	
Total:	12,800

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:	

RES BREAKDOWN

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

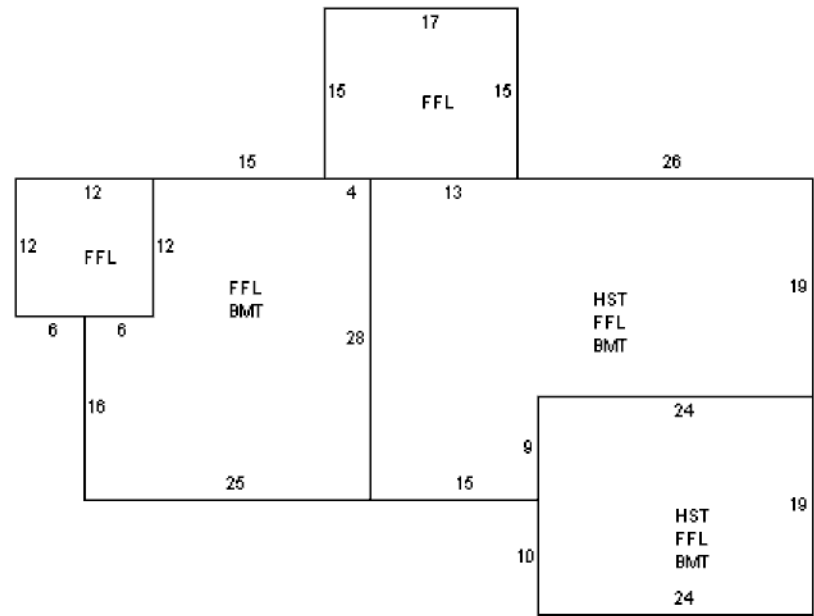
COMPARABLE SALES

Juris. Factor:		Val/Su Fin:	108.98
Special Features:	0	Val/Su Net:	104.69
Final Total:	521900	Val/Su SzAd:	172.53

PARCEL ID

Parcel ID	133 63 0
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,359	91.890	216,780	
BMT	BASEMENT	1,960	43.650	85,554	
HST	HALF STORY	666	91.890	61,202	
Net Sketched Area:		4,985	Total:	363,536	
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