



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		GRASSHOPPER LN, LINCOLN

**OWNERSHIP**

Owner 1:	BIGELOW TR MARK BLAIR
Owner 2:	BIGELOW TR KATHRYN W
Owner 3:	M BLAIR BIGELOW REVOC TRUST
Street 1:	17 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BIGELOW - MARK BLAIR
Owner 2:	BIGELOW - KATHRYN W
Street 1:	17 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.76 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:						
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		76665		SQUARE FE	PRIME SITE		0	7.	1.030	R3									552,996						553,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	400,700	20,900	1.760	553,000	974,600	967.00
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 260.13						/Parcel: 260.13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,900	20900	1.76	553,000	970,800	970,800	Year End Roll	9/26/2019
2019	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Create Final value 2019	6/4/2019
2018	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Year End Roll	9/28/2017
2017	101	FV	352,800	20900	1.76	505,600	879,300	879,300	Year End Roll	9/29/2016
2016	101	FV	349,100	20900	1.76	490,600	860,600	860,600	Year End Roll	1/14/2016
2015	101	FV	341,600	20900	1.76	454,200	816,700	816,700	Year End	10/2/2014
2014	101	FV	326,700	20900	1.76	406,800	754,400	754,400	Year End Roll	1/23/2014
2013	101	FV	319,300	20900	1.76	395,000	735,200	735,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIGELOW, MARK BL	1518-77		11/8/2017	CONVENIENC		1	No	No		
LIEPMANN W HUGO	1239-182		7/16/2001		752000	No	No			
DOWSE AMY R,	1232-186		1/25/2001	SUBSEQUENT S	700000	No	No			
JOHN BURTON WAR	919-188		5/15/1979		136500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/30/2011	4780	RENOVATI	200,000	C	4/11/2012			move master bth, c
3/4/2004	2858	POOL	25,000	C	6/12/2004			
11/1/2001	2383	RENOVATI	26,000	C	6/29/2002			kitchen
7/9/1996	999-96	MANUAL	12,000	C	6/5/1997			RE ROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
9/9/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
2/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
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:	1 - OIL		
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:	1	Rating:	AVERAGE

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Phys Cond:	VG - Very Good	16%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16%

**DEPRECIATION**

Basic \$ / SQ:	86.00
Size Adj.:	0.95422053
Const Adj.:	1.01999998
Adj \$ / SQ:	83.704
Other Features:	72561
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	477011
Depreciation:	76322
Depreciated Total:	400689

**CALC SUMMARY**

Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:		AvRate:		Ind.Val:	878173.3197	Juris. Factor:		Val/Su Fin:	106.94
Special Features:	0	Val/Su Net:	79.85	Final Total:	400700	Val/Su SzAd:	136.39		

**COMMENTS**

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:	8	BRs:	4	Baths:	3	HB:	1			

**RESIDENTIAL GRID**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	1 8 4

**REMODELING**

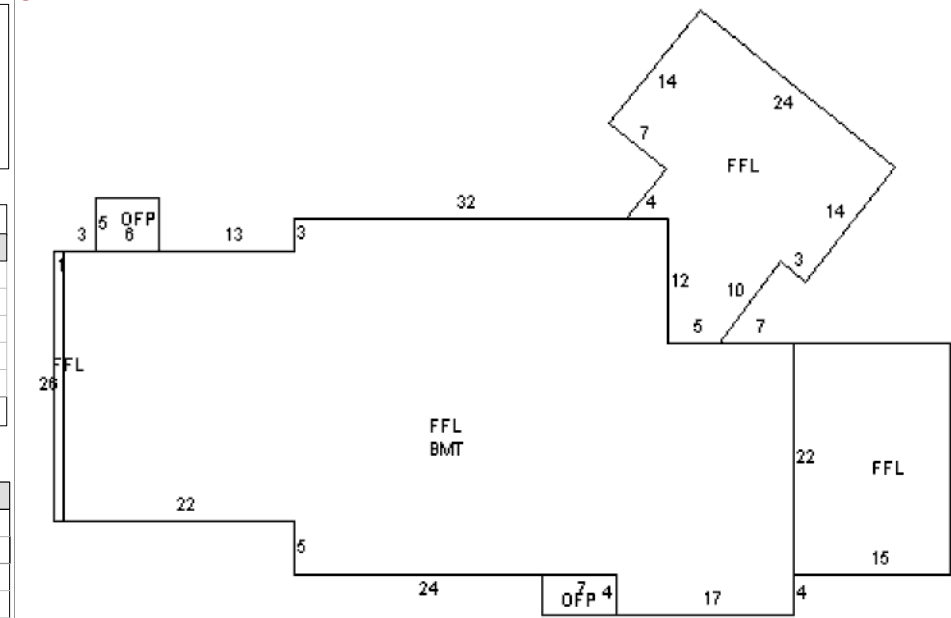
No Unit:	1	RMS:	8	BRS:	4	FL:	
Totals							
1	8	4					

**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	1 8 4

**COMPARABLE SALES**

Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:		AvRate:		Ind.Val:	878173.3197	Juris. Factor:		Val/Su Fin:	106.94
Special Features:	0	Val/Su Net:	79.85	Final Total:	400700	Val/Su SzAd:	136.39		

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,938	83.700	245,923	
BMT	BASEMENT	2,022	29.300	59,226	
OFF	OPEN PORCH	58	15.000	870	
Net Sketched Area:		5,018	Total:	306,019	
Size Ad	2938	Gross Area	5124	FinArea	3747

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	95	RRM	40	A	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
23	BATH HSE	A	Y	1	12x18	A	AV	1949	100.00	T	60	101			8,600			8,600
2	SHED/FR	A	Y	1	8x10	A	AV	1949	15.00	T	70	101			400			400
12	POOL I-G	D	Y	1	16x30	V	AV	2004	33.00	T	25	101			11,900			11,900

**PARCEL ID** 145 19 0

More:	N				
Total Yard Items:	20,900	Total Special Features:		Total:	20,900

**IMAGE****AssessPro** Patriot Properties, Inc