



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BROOKS HILL TRUST
Owner 2:	
Owner 3:	
Street 1:	4 BROOKS HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ:
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 6.047 ACRES of land mainly classified as OPEN SPACE

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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
999	OPEN SPACE		6.047		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									181,410						181,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
999			6.047	181,400	181,400	113-39 to 45, 113-47&48
Total Card			6.047	181,400	181,400	Entered Lot Size
Total Parcel			6.047	181,400	181,400	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						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	999	FV		0	6.047	181,400	181,400	181,400	Year End Roll	9/26/2019
2019	999	FV		0	6.047	181,400	181,400	181,400	Create Final value 2019	6/4/2019
2018	999	FV		0	6.047	181,400	181,400	181,400	Year End Roll	9/28/2017
2017	999	FV		0	6.047	181,400	181,400	181,400	Year End Roll	9/29/2016
2016	999	FV		0	6.047	181,400	181,400	181,400	Year End Roll	1/14/2016
2015	999	FV		0	6.047	181,400	181,400	181,400	Year End	10/2/2014
2014	999	FV		0	6.047	181,400	181,400	181,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

User Acct
GIS Ref
GIS Ref
Insp Date

**PRINT**

Date	Time
10/22/20	19:44:18

**LAST REV**

Date	Time
08/22/17	14:45:07

blakeley  
2875

**USER DEFINED**

Prior Id # 1:	16 17 13
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:	

EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features fields: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

OTHER FEATURES

Table with other features fields: Kits, A Kits, Frpl, WSFlue, Rating.

GENERAL INFORMATION

Table with general information fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

COMMENTS

Large empty box for comments.

RESIDENTIAL GRID

Table with residential grid fields: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

SKETCH

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INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation fields: Phys Cond, Functional, Economic, Special, Override, Total.

REMODELING

Table with remodeling fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown fields: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

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

SUB AREA

Table with sub area fields: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

Table with sub area detail fields: Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items fields: 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 50 0

IMAGE

AssessPro Patriot Properties, Inc