

PROPERTY LOCATION		Map	98	Block
No	Alt No	Direction/Street/City		
214		ASPEN CR, LINCOLN		

104	Lot	214
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!2509!

OWNERSHIP			
Owner 1:	COPPOCK MICHAEL R		
Street 1:	214 ASPEN CR		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

EXTERIOR INFORMATION			
Type:	CONDO-TNHS		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	CONCRETE		
Frame:	WOOD		
Prime Wall:	WOOD		
Sec Wall:			
Roof Struct:	GABLE		
Roof Cover:	ASPHALT		
Color:			
View /Desir:	AVERAGE		

INTERIOR INFORMATION			
Avg Ht/FL:	STD		
Prim Int Wal:	DRYWALL		
Sec Int Wall:			
Partition:	TYPICAL		
Prim Floors:	CARPET		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	TYPICAL		
Insulation:	TYPICAL		
Int vs Ext:	S		
Heat Fuel:	ELECTRIC		
Heat Type:	HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

TAX DISTRICT

ACTIVITY INFORMATION			
Date	Result	By	Name
3/3/2004	M&L COMPLETE	615	D VELUTTI
5/19/1997	MEAS/EXT INS	600	PA

PROPERTY FACTORS						
Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				i		
Exmpt:						

GENERAL INFORMATION			
Grade:	AVG. (+)		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES			
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:	1	Rating:	AVERAGE

CONDO INFORMATION			
Location:	INTERIOR		
Unit #:			
Floor:	1ST FLOOR		
% Own:	0.021000000		
Name:	2 - FARRAR POND		
Total:	11.5 %		

DEPRECIATION			
Phys Cond:	Average	11.50 %	
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
Total:	11.5 %		

OTHER FEATURES			
Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

IN PROCESS APPRAISAL SUMMARY					
Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	432,400	3,000	0.000		435,400
Total Card	432,400	3,000	0.000		435,400
Total Parcel	432,400	3,000	0.000		435,400
Source:	Market Adj Cost	Total Assmnt per SQ unit /Card:	167.24	/Parcel:	167.24

Town Of Lincoln	
ParcelID	
98 104 214	
Pat Acct	
2509	

Print Date/Time	
10/09/09	20:07:06
REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

PREVIOUS ASSESSMENT							
Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	102	471,400	4,800			476,200	476,200
2008	102	509,200	4,800			514,000	514,000

SALES INFORMATION										
Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL	Value
KREIDLER ANNE H	46236-352		10/6/2005		569000	No	No			
HELEN PICCININI	21539-568		11/15/1991		177000	No	No			

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	Ass'd Value			
03	CONDO-CPT	Y		1		A	AV	1976	6,000.00	T	49.5	102		FP	3,000			3,000			
More:	N	Total Yard Items:	3,000		Total Special Features:														Total:	3,000	

LAND SECTION																																
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes					
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	FP																					
Total AC/HA:	0.00000		Total SF/SM:	0.00		Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P																Total:	Spl Credit		Total:	More:		N

Unsketched SubAreas:
 SFL: 896,
 FFL: 980,
 BMT: 970,
 WDK: 144,
 WDKF=1: 40.

BUILDING PERMITS CARD 1 of 1 **TOTAL ASSESSED: 435,400**

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

SUB AREA					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	163.670	160,397	
BMT	BASEMENT	970	68.540	66,481	
SFL	2ND FLOOR	896	163.670	146,649	
WDK	WOOD DECK	184	21.990	4,047	
Net Sketched Area:		3,030	Total:		
Size Ad	1876.0000	Gross Area	3030	FinArea	2604

CALC SUMMARY	
Basic \$ / SQ:	160.00
Size Adj.:	1.04381669
Const Adj.:	0.98000002
Adj \$ / SQ:	163.670
Grade Factor:	1.12
Other Features:	33932
Neighborhood Inf:	1.05999994
LUC Factor:	1.00
Adj Total:	488539
Depreciation:	56182
Depreciated Total:	432357
Juris. Factor:	
Special Features:	0
Final Total:	432400

RES BREAKDOWN										
No	Unit	RMS	BRS	FL	Sub Area	% Usbl	Descip	% Type	Qu	# Ten
	1	6	3	2	BMT	100	FLA	75	A	

COMMENTS														
C UNIT														
Legal Description														