Total Card / Total Parcel

	Total Card	Total Parcel
APPRAISED:	768,100	768,100
USE VALUE:	768,100	768,100
ASSESSED:	768,100	768,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		CHESTNUT CR, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	765,500	2,600		768,100
Total Card	0.000	765,500	2,600		768,100
Total Parcel	0.000	765,500	2,600		768,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.20 | /Parcel: 335.20

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Insp Date

12/04/24

!2504!

OWNERSHIP

Unit #:

Owner 1:	ASCHHEIM TR FRANCES P
Owner 2:	155 CHESTNUT CIRCLE REALTY TRS
Owner 3:	
Street 1:	155 CHESTNUT CIR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773		Type:	

PREVIOUS ASSESSMENT

Parcel ID: 174 6 0 5 5

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	719,500	2400	.		721,900		Year End Roll	12/2/2024
2024	102	FV	677,800	2400	.		680,200		Year end	11/9/2023
2023	102	FV	631,700	2400	.		634,100	634,100	Year end	11/3/2022
2022	102	FV	563,900	2700	.		566,600	566,600	Year End Roll	10/19/2021
2021	102	FV	560,900	2700	.		563,600	563,600	Year End Roll	10/15/2020
2020	102	FV	560,900	2700	.		563,600	563,600	Year End Roll	9/26/2019
2019	102	FV	502,600	2700	.		505,300	505,300	Create Final va	6/4/2019
2018	102	FV	502,600	2700	.		505,300	505,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:46:12

LAST REV

Date	Time
01/15/25	15:35:55

apro

USER DEFINED

Prior Id # 1:	98 103 155
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:	
CivilDistrict:	
Ratio:	

PREVIOUS OWNER

Owner 1:	ASCHHEIM - FRANCES P
Owner 2:	-
Street 1:	155 CHESTNUT CIR
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773	

SALES INFORMATION

TAX DISTRICT | **PAT ACCT.** 2504

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASCHHEIM,FRANCE	82186-187		11/7/2023	CONVENIENC	99	No	No		
JOHNSEN ROBERT	56687-379		4/4/2011		410,000	No	No		
BRADLEY PHILIP	15723-214		8/6/1984		198,000	No	No		TR. CHANGE 1/13/89

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1974, having primarily WOOD Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2017	6740	RENOVATI	20,349	O				Remodel a bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2024	MEAS/EXT INS	6	JN
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/26/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	FP																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P	Total:		Spl Credit		Total:	

Database: AssessPro - Lincoln meadorse

Patriot Properties Inc.

2026

EXTERIOR INFORMATION

Field	Value
Type:	7 - CONDO-GRDN
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:	A - AVERAGE

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt:	1974	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	15 - CARPET
Sec Floors:	10 - PARQUET	20 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal	0	% Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Field	Value
Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011900000
Name:	2 - FARRAR POND

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	14.4	%

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: 6		BRs: 3		Baths: 2		HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
	Totals		
1	6	3	

CALC SUMMARY

Field	Value
Basic $ / SQ:	204.00
Size Adj.:	1.05016291
Const Adj.:	0.98391998
Adj $ / SQ:	210.788
Other Features:	30760
Grade Factor:	1.10
NBHD Inf:	1.52999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	894238
Depreciation:	128770
Depreciated Total:	765468

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 501100.0000
Juris. Factor:		Before Depr:	354.76
Special Features:	0	Val/Su Net:	202.30
Final Total:	765500	Val/Su SzAd	415.58

SKETCH

UnSketched SubAreas:
FFL: 1842,
BMT: 1798,
PATF=1: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,842	210.790	388,272
BMT	BASEMENT	1,798	61.260	110,146
PAT	PATIO	144	14.980	2,157

Net Sketched Area:	3,784	Total:	500,575
Size Ad	1842	Gross Area	3784	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

174 6 0 5 5

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
03	CONDO-CPT	D	Y	1 1		A	AV	1972	6,500.00	T	60	102			2,600			2,600

More: N		Total Yard Items:	2,600	Total Special Features:		Total:	2,600