

174

7

0

2

221

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 834,600 / 834,600
USE VALUE: 834,600 / 834,600
ASSESSed: 834,600 / 834,600



Patriot Properties Inc.

USER DEFINED

Table with columns for Prior Id # 1, 2, 3 and ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio.

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Value: 221, ASPEN CR, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Twn/City, St/Prov, Postal. Values: GRAY TR STEVEN V, GRAY TR PATRICIA D, STEPHEN GRAY REVOCABLE TRUST, PO BOX 6193, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Twn/City, St/Prov, Postal. Values: GRAY TR - STEVEN V, GRAY TR - PATRICIA D, PO BOX 6193, LINCOLN, MA, 01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1977, having primarily WOOD Exterior and 2741 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Values: 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)

Large table with columns: 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. Row 1: 102 CONDO, 0, SQUARE FEPRIME SITE, 0, 0.00 FP

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Values: 102, 0.000, 832,000, 2,600, 834,600

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Values: 2025, 102, FV, 782,400, 2400, 784,800, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Values: GRAY TR,STEVEN, 82345-480, 12/27/2023, CONVENIENC, 99, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Values: 10/29/2024, R-24-0202, WINDOWS, 25,776, C, Replace 2 windows

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Values: 12/23/2021, INSPECTED, 5, TB; 6/8/2020, QUESTIONNAIR, 624, W Coelho

Sign: VERIFICATION OF VISIT NOT DATA

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

EXTERIOR INFORMATION

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

Grade:	C+	- AVG. (+)
Year Blt:	1977	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	15	- CARPET 50%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled: 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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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		A	AV	1977	6,500.00	T	60	102			2,600			2,600

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.023000000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	13.5%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			13.5%

CALC SUMMARY

Basic \$ / SQ:	204.00
Size Adj.:	1.05016291
Const Adj.:	0.98980004
Adj \$ / SQ:	212.048
Other Features:	37508
Grade Factor:	1.10
NBHD Inf:	1.52999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	961821
Depreciation:	129846
Depreciated Total:	831975

COMMENTS

.023% COMMON INTEREST D UNIT

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	S:	6	BR	S:	3	Bath	S:	2	HB		

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 569300.0000
Juris. Factor:		Before Depr:		356.88
Special Features:	0	Val/Su Net:		214.43
Final Total:	832000	Val/Su SzAd		451.68

SKETCH

UnSketched SubAreas:
FFL: 1842,
BMT: 1798,
WWDK: 240,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	212.050	390,593	
BMT	BASEMENT	1,798	76.870	138,208	
WDK	WOOD DECK	240	21.600	5,184	
Net Sketched Area:		3,880	Total:	533,985	
Size Ad	1842	Gross Area	3880	FinArea	2741

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

