

174

7

0

4

245

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
647,000 / 647,000
647,000 / 647,000
647,000 / 647,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 245, ASPEN CR, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Includes owner names DEACUTIS MARTIN and SHERIFF CYNTHIA.

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Includes owner names DIFRANCO - JOSEPH E and DIFRANCO - DONNA M.

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1976, having primarily WOOD Exterior and 1383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes items like water, Sewer, Electric, Exmpt, Topo, Street, Gas.

LAND SECTION (First 7 lines only)

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.

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2018 to 2025.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales history for DIFRANCO, BERGER, PAYNE, and EVERETT.

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Shows building permits for BATH and KITCHEN.

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type. Includes Parcel ID 174 7 0 4 245.

Parcel ID

Table with columns: Date, Notes. Shows dates for Year End Roll and Create Final va.

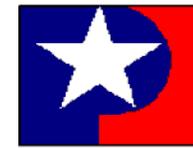
PAT ACCT.

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales information.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Shows activity information like INSPECTED, QUESTIONNAIR, MEAS+INSPCTD.

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, Date, Time. Shows user-defined information like 98 104 245 and 09/26/25 18:49:36.

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:	1976	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	5	- LINO/VINYL 30%
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	1976	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:	AVERAGE
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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.018999999	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	13.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			13.8%

CALC SUMMARY

Basic \$ / SQ:	204.00
Size Adj.:	1.16637743
Const Adj.:	0.99078006
Adj \$ / SQ:	235.747
Other Features:	36636
Grade Factor:	1.10
NBHD Inf:	1.52999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	747605
Depreciation:	103169
Depreciated Total:	644435

COMMENTS

.019% COMMON INTEREST

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	5	BR	2	Bath	2	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	420400.0000
Juris. Factor:		Before Depr:		396.76
Special Features:	0	Val/Su Net:		224.22
Final Total:	644400	Val/Su SzAd		465.94

SKETCH

UnSketched SubAreas:
FFL: 1383,
BMT: 1311,
WWDK: 180,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	235.750	326,038	
BMT	BASEMENT	1,311	58.940	77,266	
WDK	WOOD DECK	180	23.720	4,269	
Net Sketched Area:		2,874	Total:	407,573	
Size Ad	1383	Gross Area	2874	FinArea	1383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

