



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LOSCHEN CHRISTOPHER T
Owner 2:	GOLDEN E ALEXANDRA
Owner 3:	
Street 1:	111 CHESTNUT CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	PEAVY - SARA
Owner 2:	-
Street 1:	1675 YORK AVENUE
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10128

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infl	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.	0.000	FP																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	528,600	2,900	0.000		531,500	1857
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 203.41						/Parcel: 203.41

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	528,600	2900	.		531,500	531,500	Year End Roll	9/28/2017
2017	102	FV	483,500	2900	.		486,400	486,400	Year End Roll	9/29/2016
2016	102	FV	469,900	2900	.		472,800	472,800	Year End Roll	1/14/2016
2015	102	FV	456,300	2900	.		459,200	459,200	Year End	10/2/2014
2014	102	FV	451,800	2900	.		454,700	454,700	Year End Roll	1/23/2014
2013	102	FV	422,000	2900	.		424,900	424,900	Year End Roll	10/25/2012
2012	102	FV	419,400	2900	.		422,300	422,300	Year End	1/26/2012
2011	102	FV	453,700	2900	.		456,600	456,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEAVY,SARA	64784-160		1/12/2015	DIVORCE/ESTA	454500	No	No			
LEE TR,DAVID S	63938-150		7/18/2014	DIVORCE/ESTA	0	No	No			
PEAVY,LEO	63938-144		7/18/2014	DIVORCE/ESTA	0	No	No			
ABBOTT MARGARET	33968-218		11/1/2001	CHD>SALE	425000	No	No			
FARRAR PD.VILLA	12757-75		1/3/1975		73500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2015	6097	MANUAL	8,000	C				Sheet metal work t
12/14/2001	2412	MANUAL	95,000	C	6/29/2002			Reno kitchen, fini

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	D VELUTTI
6/29/2002	MEAS/EXT INS	613	M COLE
5/19/1997	MEAS+INSPCTD	600	PA
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**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:	1974	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:	4 - CARPET		
Sec Floors:			
Bsmnt Flr:			
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

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

**BATH FEATURES**

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

**OTHER FEATURES**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011800000
Name:	2 - FARRAR POND

**CONDO INFORMATION**

Phys Cond:	AV - Average	11.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.8%

**DEPRECIATION**

Basic \$ / SQ:	165.00
Size Adj.:	1.06543911
Const Adj.:	0.98000002
Adj \$ / SQ:	172.282
Other Features:	43687
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	599365
Depreciation:	70725
Depreciated Total:	528640

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	552900.0000
Juris. Factor:		Val/Su Fin:	202.30	
Special Features:	0	Val/Su Net:	141.91	
Final Total:	528600	Val/Su SzAd:	299.49	

**COMMENTS**

A 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:	6	BR:	3	Baths:	2	HB					

**REMODELING**

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

**RES BREAKDOWN**

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

**SKETCH**

UnSketched SubAreas:  
 FFL: 1765,  
 BMT: 1696,  
 PAT: 144,  
 OSP: 120,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,765	172.280	304,077	
BMT	BASEMENT	1,696	62.450	105,919	
PAT	PATIO	144	7.000	1,008	
OSP	SCRN PORCH	120	22.500	2,700	
Net Sketched Area:		3,725	Total:	413,704	
Size Ad	1765	Gross Area	3725	FinArea	2613

**SUB AREA DETAIL**

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

**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	1974	6,000.00	T	52.5	102			2,900			2,900

**PARCEL ID**

174 6 0 1 1

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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**IMAGE**

AssessPro Patriot Properties, Inc

