



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PIECE GEOFFREY B
Owner 2:	PIECE BETTE J
Owner 3:	
Street 1:	114 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4914 Type:

PREVIOUS OWNER

Owner 1:	RUSS CLIVE J -
Owner 2:	RUSS FAITH W -
Street 1:	114 CHESNUT CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4914

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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	User Acct
102	494,500	2,900	0.000		497,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 180.94						/Parcel: 180.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	494,500	2900	.		497,400	497,400	Year End Roll	9/28/2017
2017	102	FV	452,200	2900	.		455,100	455,100	Year End Roll	9/29/2016
2016	102	FV	439,500	2900	.		442,400	442,400	Year End Roll	1/14/2016
2015	102	FV	426,900	2900	.		429,800	429,800	Year End	10/2/2014
2014	102	FV	422,600	2900	.		425,500	425,500	Year End Roll	1/23/2014
2013	102	FV	394,300	2900	.		397,200	397,200	Year End Roll	10/25/2012
2012	102	FV	363,300	2900	.		366,200	366,200	Year End	1/26/2012
2011	102	FV	388,800	2900	.		391,700	391,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUSS CLIVE J,	35790-56		6/28/2002		454000	No	No			
REIDEL ARTHUR	22437-304		9/28/1992		195000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/1993	189	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
5/19/1997	MEAS+INSPCTD	600	PA
12/14/1993	PERMIT VISIT	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 8 - CONDO-TNHS, Sty Ht: 2 - 2, (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

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1974, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj:

BATH FEATURES

Table with 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

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.011800000, Name: 2 - FARRAR POND

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, 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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 11.1%, Functional: , Economic: , Special: , Override: , Total: 11.8%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 162.00, Size Adj.: 1.04381669, Const Adj.: 0.99959999, Adj \$ / SQ: 169.031, Other Features: 34012, Grade Factor: 1.12, Neighborhood Inf: 1.16999996, LUC Factor: 1.00, Adj Total: 560633, Depreciation: 66155, Depreciated Total: 494478

COMMENTS

C UNIT

RESIDENTIAL GRID

Table with 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 1

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 3 2, Totals 1 6 3

SKETCH

UnSketched SubAreas: SFL: 896, FFL: 980, BMT: 970, PAT: 144, WDKF=1: 40,

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 451400.0000, Juris. Factor: Val/Su Fin: 179.88, Special Features: 0 Val/Su Net: 163.20, Final Total: 494500 Val/Su SzAd: 263.59

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 980 169.030 165,650, BMT BASEMENT 970 76.490 74,192, SFL 2ND FLOOR 896 169.030 151,451, PAT PATIO 144 7.000 1,008, WDK WOOD DECK 40 38.000 1,520, Net Sketched Area: 3,030 Total: 393,821, Size Ad 1876 Gross Area 3030 FinArea 2749

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 90 A

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 174 6 0 1 4

Summary table: More: N, Total Yard Items: 2,900, Total Special Features: , Total: 2,900