



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HINES STEPHEN
Owner 2:	PHILLIPS CONSTANCE
Owner 3:	
Street 1:	116 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4914 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON - PATRICIA A
Owner 2:	-
Street 1:	116 CHESTNUT CR
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-GRDN Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 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.	0.000	FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	426,300	2,900	0.000		429,200	1862
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 305.48						/Parcel: 305.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	426,300	2900	.		429,200	429,200	Year End Roll	9/28/2017
2017	102	FV	389,900	2900	.		392,800	392,800	Year End Roll	9/29/2016
2016	102	FV	379,000	2900	.		381,900	381,900	Year End Roll	1/14/2016
2015	102	FV	368,000	2900	.		370,900	370,900	Year End	10/2/2014
2014	102	FV	364,400	2900	.		367,300	367,300	Year End Roll	1/23/2014
2013	102	FV	340,300	2900	.		343,200	343,200	Year End Roll	10/25/2012
2012	102	FV	338,200	2900	.		341,100	341,100	Year End	1/26/2012
2011	102	FV	365,900	2900	.		368,800	368,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON,PATRIC	70938-386		4/30/2018		510000	No	No			
HEALEY JEANNE C	30465-379		7/27/1999		306000	No	No			
GARSDALE ALICE	21379-498		8/27/1991		209000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/30/2001	2213	MANUAL	55,000	C	6/8/2001			sunroom 6/8/01 50%

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
4/13/2002	MEAS+INSPCTD	613	M COLE
6/8/2001	MEAS+INSPCTD	613	M COLE
5/23/1997	MEAS+INSPCTD	600	PA
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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

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

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: 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

SPEC FEATURES/YARD ITEMS

Table with 14 columns: 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. Row 03: CONDO-CPT, D, Y, 1, 1, A, AV, 1974, 6,000.00, T, 52.5, 102, 2,900, 2,900.

BATH FEATURES

Table with bath details: 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

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

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.010200000, Name: 2 - FARRAR POND

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: 165.00, Size Adj.: 1.15907478, Const Adj.: 0.99959999, Adj \$ / SQ: 191.171, Other Features: 30273, Grade Factor: 1.12, Neighborhood Inf: 1.16999996, LUC Factor: 1.00, Adj Total: 483365, Depreciation: 57037, Depreciated Total: 426328

COMMENTS

Table with comments: E 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: 5, BRs: 2, Baths: 2, HB

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Row 1: 1, 5, 2, 1. Totals: 1, 5, 2.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 413900.0000, Juris. Factor, Val/Su Fin: 303.42, Special Features: 0, Val/Su Net: 145.99, Final Total: 426300, Val/Su SzAd: 303.42

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
EFP: 204,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows: FFL 1ST FLOOR (1,405, 191.170, 268,595), BMT BASEMENT (1,311, 47.790, 62,656), EFP ENCL PORCH (204, 36.000, 7,344). Totals: 2,920, 338,595.

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. (Empty table)

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

174 6 0 1 6

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