



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: GARDNER STEPHEN P
 Owner 2: GARDNER EDITH A
 Owner 3:
 Street 1: 132 CHESTNUT CR
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4916 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	485,800	2,900	0.000		488,700	1868
Total Card 485,800 2,900 0.000 488,700						Entered Lot Size
Total Parcel 485,800 2,900 0.000 488,700						Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 256.21 /Parcel: 256.21						Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/11/12

PREVIOUS OWNER

Owner 1: MEYER - WILLIAM E
 Owner 2: ROBERGE-MEYER - NANCY J
 Street 1: 132 CHESTNUT CR
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4916

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	485,800	2900	.		488,700	488,700	Year End Roll	9/28/2017
2017	102	FV	386,700	2900	.		389,600	389,600	Year End Roll	9/29/2016
2016	102	FV	375,900	2900	.		378,800	378,800	Year End Roll	1/14/2016
2015	102	FV	365,000	2900	.		367,900	367,900	Year End	10/2/2014
2014	102	FV	361,400	2900	.		364,300	364,300	Year End Roll	1/23/2014
2013	102	FV	337,700	2900	.		340,600	340,600	Year End Roll	10/25/2012
2012	102	FV	354,700	2900	.		357,600	357,600	Year End	1/26/2012
2011	102	FV	383,400	2900	.		386,300	386,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER, WILLIAM E	67687-226		7/26/2016		565000	No	No			
CULVER PERRY J,	50348-135		11/14/2007		423000	No	No			
SMITH EDWARD W	31497-046		6/13/2000	CHD>SALE	400000	No	No			
SPEER ELIZABETH	15784-282		9/14/1984		170000	No	No			

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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/15/2001	2168	MANUAL	14,000	C	6/8/2001			enlarge room add b

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	D VELUTTI
6/8/2001	MEAS+INSPCTD	613	M COLE
5/19/1997	MEAS+INSPCTD	600	PA
4/26/1996	MEAS/EXT INS	606	J SMITH
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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	0.000	FP																	

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102 CONDO	Prime NB Desc FARRAR P	Total:	Spl 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:	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:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	25%
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

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

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
-------	---	-------------------	-------	-------------------------	--	--------	-------

BATH FEATURES

Full Bath:	3	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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.010300000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	GD	- Good	8.3%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			8.3%

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.16637743
Const Adj.:	0.99470001
Adj \$ / SQ:	191.432
Other Features:	53174
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	529745
Depreciation:	43969
Depreciated Total:	485776

COMMENTS

B UNIT... ..

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals						5		2		3		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 444300.0000
Juris. Factor:		Val/Su Fin:		254.75
Special Features:	0	Val/Su Net:		171.18
Final Total:	485800	Val/Su SzAd		351.27

PARCEL ID

174 6 0 3 2

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 PATF=1: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	191.430	263,051	
BMT	BASEMENT	1,311	65.090	85,329	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		2,838	Total:	349,388	
Size Ad	1383	Gross Area	2838	FinArea	1907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

