



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: KIMBALL HOPETON
 Owner 2:
 Owner 3:
 Street 1: 141 CHESTNUT CIR
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	515,900	2,900	0.000		518,800	
Total Card 515,900 2,900 0.000 518,800						Entered Lot Size
Total Parcel 515,900 2,900 0.000 518,800						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 237.06		/Parcel: 237.06		Land Unit Type:

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

PREVIOUS OWNER

Owner 1: DANIELS - JANET B
 Owner 2: C/O FRANCES M BARRETT -
 Street 1: US TRUST, BANK OF AMERICA
 Twn/City: BOSTON
 St/Prov: MA Cntry
 Postal: 02205-8271 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	515,900	2900	.		518,800	518,800	Year End Roll	9/28/2017
2017	102	FV	471,800	2900	.		474,700	474,700	Year End Roll	9/29/2016
2016	102	FV	458,600	2900	.		461,500	461,500	Year End Roll	1/14/2016
2015	102	FV	445,300	2900	.		448,200	448,200	Year End	10/2/2014
2014	102	FV	440,900	2900	.		443,800	443,800	Year End Roll	1/23/2014
2013	102	FV	411,700	2900	.		414,600	414,600	Year End Roll	10/25/2012
2012	102	FV	386,500	2900	.		389,400	389,400	Year End	1/26/2012
2011	102	FV	418,400	2900	.		421,300	421,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DANIELS, JANET B	56608-214		3/16/2011		459000	No	No			
BEMIS ANN C,	43636-345		9/1/2004		487000	No	No			
OLIVER JAMES	13334-548		11/17/1977		99500	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, 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2011	4892	WDK	10,000	C				extent existing po
5/31/2011	4749	RENOVATI	10,000	C				reno kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	D VELUTTI
5/19/1997	MEAS+INSPCTD	600	PA
4/11/1987	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.	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:
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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: NO
% 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: GOOD
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:		Rating:

OTHER FEATURES

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.012800000	
Name:	2	- FARRAR POND

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.06543911
Const Adj.:	0.98000002
Adj \$ / SQ:	172.282
Other Features:	35841
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	562564
Depreciation:	46693
Depreciated Total:	515871

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	501300.0000
Juris. Factor:		Val/Su Fin:	235.68	
Special Features:	0	Val/Su Net:	139.36	
Final Total:	515900	Val/Su SzAd:	292.29	

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:	

RES BREAKDOWN

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

SKETCH

UnSketched SubAreas:
 FFL: 1765,
 BMT: 1694,
 PAT: 144,
 EFP: 99,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,765	172.280	304,077	
BMT	BASEMENT	1,694	50.070	84,817	
PAT	PATIO	144	7.000	1,008	
EFP	ENCL PORCH	99	36.000	3,564	
Net Sketched Area:		3,702	Total:	393,466	
Size Ad	1765	Gross Area	3702	FinArea	2189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	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

PARCEL ID

174 6 0 4 1

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

AssessPro Patriot Properties, Inc

