

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LYNCH JR DANIEL L
Owner 2:	LYNCH ANN T
Owner 3:	
Street 1:	146 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4917 Type:

PREVIOUS OWNER

Owner 1:	VAN VLECK MARY TR -
Owner 2:	VAN VLECK NOMINE TRUST -
Street 1:	146 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4917

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, 1 HalfBaths, 0 3/4 Baths, 6 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 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	480,200	2,900	0.000		483,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 220.43						/Parcel: 220.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	480,200	2900	.		483,100	483,100	Year End Roll	9/28/2017
2017	102	FV	439,200	2900	.		442,100	442,100	Year End Roll	9/29/2016
2016	102	FV	426,900	2900	.		429,800	429,800	Year End Roll	1/14/2016
2015	102	FV	414,600	2900	.		417,500	417,500	Year End	10/2/2014
2014	102	FV	410,500	2900	.		413,400	413,400	Year End Roll	1/23/2014
2013	102	FV	383,700	2900	.		386,600	386,600	Year End Roll	10/25/2012
2012	102	FV	387,000	2900	.		389,900	389,900	Year End	1/26/2012
2011	102	FV	418,100	2900	.		421,000	421,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VAN VLECK MARY	47420-256		5/9/2006		585000	No	No			
VANVLECK, MARY	23865-144		11/5/1993	CONVENIENC	0	No	No			
DILLMAN DOUGLAS	22881-541		2/2/1993		238000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/1999	1842	MANUAL	25,000	C	6/4/2000			sunroom 6/4/00

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	D VELUTTI
6/4/2000	MEAS/EXT INS	611	P MULHERN
5/23/1997	MEAS+INSPCTD	600	PA
4/26/1996	MEAS/EXT INS	606	J SMITH
12/14/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with 2 columns: Type, Value. Includes fields like Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

GENERAL INFORMATION

Table with 2 columns: Field, Value. Includes Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Includes Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

BATH FEATURES

Table with 3 columns: Bath Type, Count, Rating. Includes Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix.

OTHER FEATURES

Table with 3 columns: Feature, Count, Rating. Includes Kits, A Kits, Frpl, WSFlue.

CONDO INFORMATION

Table with 2 columns: Field, Value. Includes Location, Total Units, Floor, % Own, Name.

DEPRECIATION

Table with 3 columns: Category, Value, %. Includes Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with 2 columns: Description, Value. Includes Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMMENTS

E UNIT

RESIDENTIAL GRID

Table with 12 columns: Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes 1st Res Grid, Desc, Line 1, # Units.

REMODELING

Table with 2 columns: Category, Value. Includes Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with 5 columns: No Unit, RMS, BRS, FL. Includes Totals.

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
EFP: 144.

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes FFL, BMT, EFP, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with 7 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes BMT, 100, FLA, 60, A, 0.

COMPARABLE SALES

Table with 7 columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

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. Includes More, N, Total Yard Items, Total Special Features, Total.

PARCEL ID

174 6 0 4 6

IMAGE



AssessPro Patriot Properties, Inc