174	7	0	3	231	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 531,800
!2517!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	SMITH TR HAROLD D
Owner 2:	SMITH TR ELIZABETH H
Owner 3:	SMITH FAMILY REALTY TRUST
Street 1:	231 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SMITH - HAROLD D
Owner 2:	SMITH - ELIZABETH H
Street 1:	231 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	528,700	3,100	0.000		531,800
Total Card	528,700	3,100	0.000		531,800
Total Parcel	528,700	3,100	0.000		531,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 223.31 | /Parcel: 223.31

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
04/16/12

PREVIOUS ASSESSMENT

Parcel ID: 174 7 0 3 231

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	528,700	3100	.		531,800	531,800	Year End Roll	9/28/2017
2017	102	FV	483,500	3100	.		486,600	486,600	Year End Roll	9/29/2016
2016	102	FV	469,900	3100	.		473,000	473,000	Year End Roll	1/14/2016
2015	102	FV	456,400	3100	.		459,500	459,500	Year End	10/2/2014
2014	102	FV	451,900	3100	.		455,000	455,000	Year End Roll	1/23/2014
2013	102	FV	421,800	3100	.		424,900	424,900	Year End Roll	10/25/2012
2012	102	FV	421,600	3100	.		424,700	424,700	Year End	1/26/2012
2011	102	FV	456,200	3100	.		459,300	459,300	Year End	2/10/2011

PRINT

Date	Time
10/03/18	03:29:40

LAST REV

Date	Time
11/26/13	10:48:40
brennanp	

PAT ACCT. 2517

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH,HAROLD D	62850-169		10/29/2013	FAMILY	100	No	No			
DARMAN RICHARD	57691-591		10/21/2011	DIVORCE/ESTA	360000	No	No			
EVERETT POPE ET	13013-554		7/9/1976		83500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/1997	1296	RENOVATI	12,000	C	4/4/1998			4/4/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	D VELUTTI
4/4/1998	MEAS/EXT INS	602	D TUCKER
5/19/1997	MEAS+INSPCTD	600	PA
4/29/1996	MEAS/EXT INS	606	J SMITH
4/26/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98 104 231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

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:	1977	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:	15 - CARPET	50	%
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

BATH FEATURES

Full Bath	3	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

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.023000000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.3 %

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	1.05016291
Const Adj.:	0.98980004
Adj $ / SQ:	171.509
Other Features:	37310
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	596028
Depreciation:	67351
Depreciated Total:	528676

COMMENTS

.023% COMMON INTEREST D 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	RMs:	6	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

SKETCH

UnSketched SubAreas:
FFL: 1842,
BMT: 1798,
WDK: 160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,842	171.510	306,347
BMT	BASEMENT	1,798	54.450	97,909
WDK	WOOD DECK	160	23.160	3,705

Net Sketched Area:	3,800	Total:	407,961
Size Ad	1842	Gross Area	3800	FinArea	2381
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	574300.0000

Juris. Factor:		Val/Su Fin:	222.05
Special Features:	0	Val/Su Net:	139.13
Final Total:	528700	Val/Su SzAd	287.02

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

174 7 0 3 231

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	1	A	AV	1977	6,000.00	T	48	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100