



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWN TR DOROTHY BLANCHARD
Owner 2:	BROWN TR FREDERICK O
Owner 3:	DOROTHY BLANCHARD BROWN LIV TR
Street 1:	233 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4921 Type:

PREVIOUS OWNER

Owner 1:	ALLEN DOROTHY M TR -
Owner 2:	DOROTHY M ALLEN LIVING TRUST -
Street 1:	233 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4921

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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

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	496,200	3,000	0.000		499,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 195.38						/Parcel: 195.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	496,200	3000	.		499,200	499,200	Year End Roll	9/28/2017
2017	102	FV	453,800	3000	.		456,800	456,800	Year End Roll	9/29/2016
2016	102	FV	441,100	3000	.		444,100	444,100	Year End Roll	1/14/2016
2015	102	FV	428,400	3000	.		431,400	431,400	Year End	10/2/2014
2014	102	FV	424,100	3000	.		427,100	427,100	Year End Roll	1/23/2014
2013	102	FV	396,200	3000	.		399,200	399,200	Year End Roll	10/25/2012
2012	102	FV	396,400	3000	.		399,400	399,400	Year End	1/26/2012
2011	102	FV	423,900	3000	.		426,900	426,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN DOROTHY M	56691-214		4/4/2011	FAMILY		1	No	No		
FARAN JAMES J J	43906-462		10/15/2004		525000	No	No			
FARAN JAMES J F	38232-604		3/10/2003	CONVENIENC	100	No	No			
HOUTZEEL ALEXAN	28038-162		12/31/1997		340000	No	No			
HOUTZEEL STEPHA	23061-432		4/9/1993	FAMILY	260000	No	No			FAMILY TRANSFER

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
12/1/2004	MEAS+INSPCTD	600	PA
3/27/2004	M&L COMPLETE	615	D VELUTTI
5/19/1997	MEAS/EXT INS	600	PA
4/29/1996	MEAS/EXT INS	606	J SMITH

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

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS	
Sty Ht:	2 - 2	
(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:	1976	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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
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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	1976	6,000.00	T	49.5	102			3,000			3,000

More: N Total Yard Items: 3,000 Total Special Features: Total: 3,000

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.023000000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	11.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.5%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.04381669
Const Adj.:	0.98980004
Adj \$ / SQ:	167.374
Other Features:	49780
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	560704
Depreciation:	64481
Depreciated Total:	496223

COMMENTS

.023% COMMON INTEREST C 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												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				457400.0000
AvRate:				
Ind.Val				
Juris. Factor:				Val/Su Fin: 194.21
Special Features:	0			Val/Su Net: 160.01
Final Total:	496200			Val/Su SzAd: 264.50

SKETCH

Unsketched SubAreas:
SFL: 896,
FFL: 980,
BMT: 970,
WDC: 200,
WDC: 55,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	167.370	164,026	
BMT	BASEMENT	970	60.880	59,056	
SFL	2ND FLOOR	896	167.370	149,967	
WDC	WOOD DECK	255	19.840	5,059	
Net Sketched Area:		3,101	Total:	378,108	
Size Ad	1876	Gross Area	3101	FinArea	2555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 174 7 0 3 233