

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GEIGER STEPHEN K
Owner 2:	GEIGER SUSANNE W
Owner 3:	
Street 1:	236 ASPEN CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GEIGER - KARL A
Owner 2:	-
Street 1:	236 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, 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

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	512,900	3,100	0.000		516,000		0
							GIS Ref
							GIS Ref
Total Card	512,900	3,100	0.000		516,000	Entered Lot Size	
Total Parcel	512,900	3,100	0.000		516,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		280.13	/Parcel:	280.13	Insp Date
						Land Unit Type:	04/16/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	512,900	3100	.		516,000	516,000	Year End Roll	9/28/2017
2017	102	FV	469,100	3100	.		472,200	472,200	Year End Roll	9/29/2016
2016	102	FV	455,900	3100	.		459,000	459,000	Year End Roll	1/14/2016
2015	102	FV	442,800	3100	.		445,900	445,900	Year End	10/2/2014
2014	102	FV	438,400	3100	.		441,500	441,500	Year End Roll	1/23/2014
2013	102	FV	409,400	3100	.		412,500	412,500	Year End Roll	10/25/2012
2012	102	FV	408,600	3100	.		411,700	411,700	Year End	1/26/2012
2011	102	FV	441,900	3100	.		445,000	445,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEIGER,KARL A	68853-514		2/2/2017	FAMILY	490000	No	No			
GEIGER KARL A,	55232-292		8/25/2010	FAMILY		1	No	No		
LAWRENCE JACOB	50226-502		10/16/2007		568000	No	No			
HARRIET ROBEY	20493-434		4/18/1990		290000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/15/2017	6853	FINISH B	10,000	O				Amend permit #6845
9/7/2017	6845	RENOVATI	55,000	O				Replace windows, e

ACTIVITY INFORMATION

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

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

EXTERIOR INFORMATION

Table with exterior features: 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: %

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1977, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdct:, Fact:, Const Mod:, Lump Sum Adj:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 15 - CARPET, 25%

Table with interior details: Bsmnt Flr:, Bsmnt Gar:, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 3 - ELECTRIC, 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

Table with spec features: 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

Summary row: More: N, Total Yard Items: 3,100, Total Special Features: , Total: 3,100

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth:, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix: 1, Rating: GOOD

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits:, Rating:, Frpl: 1, Rating: AVERAGE, WSFlue:, Rating:

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units:, Floor: 1 - 1ST FLOOR, % Own: 0.023000000, Name: 2 - FARRAR POND

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 11.1%, Functional: %, Economic: %, Special: %, Override: %, Total: 11.3%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 165.00, Size Adj.: 1.05016291, Const Adj.: 0.99470001, Adj \$ / SQ: 172.359, Other Features: 37763, Grade Factor: 1.12, Neighborhood Inf: 1.16999996, LUC Factor: 1.00, Adj Total: 578244, Depreciation: 65342, Depreciated Total: 512902

COMMENTS

.023% COMMON INTEREST D UNIT Adele Lawrence died 7/1/98.

RESIDENTIAL GRID

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

REMODELING

Table with remodeling: Exterior:, Interior:, Additions:, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 6, 3, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val: 501600.0000, Juris. Factor:, Val/Su Fin: 278.45, Special Features: 0, Val/Su Net: 123.89, Final Total: 512900, Val/Su SzAd: 278.45

SKETCH

UnSketched SubAreas:
FFL: 1842,
BMT: 1798,
WDK: 500,

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

174 7 0 3 236