

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FARAN JR JAMES J
Owner 2:	
Owner 3:	
Street 1:	225 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4920 Type:

PREVIOUS OWNER

Owner 1:	KANENAKA JANET F TR -
Owner 2:	SELF TRUSTEED TRUST AGREEMENT -
Street 1:	225 ASPEN CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4920

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	584,800	3,100	0.000		587,900		0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							04/16/12	
Total Card 584,800 3,100 0.000 587,900							Entered Lot Size	
Total Parcel 584,800 3,100 0.000 587,900							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 246.87 /Parcel: 246.87							Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	524,200	3100	.		527,300	527,300	Create Final value 2019	6/4/2019
2018	102	FV	524,200	3100	.		527,300	527,300	Year End Roll	9/28/2017
2017	102	FV	479,400	3100	.		482,500	482,500	Year End Roll	9/29/2016
2016	102	FV	465,900	3100	.		469,000	469,000	Year End Roll	1/14/2016
2015	102	FV	452,500	3100	.		455,600	455,600	Year End	10/2/2014
2014	102	FV	448,000	3100	.		451,100	451,100	Year End Roll	1/23/2014
2013	102	FV	418,100	3100	.		421,200	421,200	Year End Roll	10/25/2012
2012	102	FV	415,400	3100	.		418,500	418,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KANENAKA JANET	43657-120		9/3/2004		529900	No	No			
CLARKE, JAMES R	25670-352		9/20/1995		325000	No	No			PROBATE #95P1012E
MARTHA S. PATRI	14104-75		10/21/1980		165000	No	No			

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
3/27/2004	M&L EXTERIOR	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

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:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	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

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	1977	6,000.00	T	48	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100
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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	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:	0.024000000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	11.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.3%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.05016291
Const Adj.:	0.98980004
Adj \$ / SQ:	176.707
Other Features:	32310
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	659317
Depreciation:	74503
Depreciated Total:	584814

COMMENTS

.024% 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	RM:s:	6	BR:s:	3	Bath:s:	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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	502400.0000	
Juris. Factor:		Val/Su Fin:	245.61	
Special Features:	0	Val/Su Net:	150.72	
Final Total:	584800	Val/Su SzAd:	317.48	

PARCEL ID 174 7 0 2 225

SKETCH

UnSketched SubAreas:
 FFL: 1842,
 BMT: 1798,
 WDK: 240,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	176.710	325,494	
BMT	BASEMENT	1,798	56.100	100,876	
WDK	WOOD DECK	240	20.190	4,845	
Net Sketched Area:		3,880	Total:	431,215	
Size Ad	1842	Gross Area	3880	FinArea	2381

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

