



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEMIRE TR ROBERT A
Owner 2:	LEMIRE TR VIRGINIA M
Owner 3:	241 ASPEN CIRCLE NOMINEE TRUST
Street 1:	241 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEMIRE ROBERT A -
Owner 2:	LEMIRE VIRGINIA M -
Street 1:	241 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 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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	528,700	3,000	0.000		531,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/16/12
Total Card	528,700	3,000	0.000		531,700	Entered Lot Size	
Total Parcel	528,700	3,000	0.000		531,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 222.63		/Parcel:	222.63	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	474,200	3000	.		477,200	477,200	Create Final value 2019	6/4/2019
2018	102	FV	474,200	3000	.		477,200	477,200	Year End Roll	9/28/2017
2017	102	FV	433,700	3000	.		436,700	436,700	Year End Roll	9/29/2016
2016	102	FV	421,500	3000	.		424,500	424,500	Year End Roll	1/14/2016
2015	102	FV	409,400	3000	.		412,400	412,400	Year End	10/2/2014
2014	102	FV	405,300	3000	.		408,300	408,300	Year End Roll	1/23/2014
2013	102	FV	378,600	3000	.		381,600	381,600	Year End Roll	10/25/2012
2012	102	FV	371,000	3000	.		374,000	374,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEMIRE ROBERT A	50924-24		3/24/2008	FAMILY		1	No	No		
WOLL EDWARD,	28793-440		7/1/1998		360000	No	No			
ROBERT KIMNACH	15808-207		9/28/1984		182000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2012	5205	WINDOWS	5,675	C				replace 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	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:	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:	4 - CARPET		
Sec Floors:			
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:	NO
% Com Wal:	0	% Sprinkled:	0

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

BATH FEATURES

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

OTHER FEATURES

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.017999999
Name:	2 - FARRAR POND

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	170.00
Size Adj.:	1.15907478
Const Adj.:	0.98000002
Adj \$ / SQ:	193.102
Other Features:	29536
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	597450
Depreciation:	68707
Depreciated Total:	528743

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	444100.0000
Juris. Factor:		Val/Su Fin:	221.40	
Special Features:	0	Val/Su Net:	165.32	
Final Total:	528700	Val/Su SzAd	376.30	

COMMENTS

.018% COMMON INTEREST

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	5	BR	2	Bath	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	444100.0000
Juris. Factor:		Val/Su Fin:	221.40	
Special Features:	0	Val/Su Net:	165.32	
Final Total:	528700	Val/Su SzAd	376.30	

SKETCH

UnSketched SubAreas:
 FFL: 1405,
 BMT: 1311,
 EFP: 338,
 PAT: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	193.100	271,308	
BMT	BASEMENT	1,311	80.860	106,009	
EFP	ENCL PORCH	338	36.000	12,168	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		3,198	Total:	390,493	
Size Ad	1405	Gross Area	3198	FinArea	2388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	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

PARCEL ID 174 7 0 4 241

IMAGE

AssessPro Patriot Properties, Inc



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