

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AHMED SHIHAB
Owner 2:	
Owner 3:	
Street 1:	244 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MAULTSBY - LAURENCE
Owner 2:	MAULTSBY - EMILY
Street 1:	244 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, 1 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	490,600	3,000	0.000		493,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 258.78						/Parcel: 258.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	440,000	3000	.		443,000	443,000	Create Final value 2019	6/4/2019
2018	102	FV	440,000	3000	.		443,000	443,000	Year End Roll	9/28/2017
2017	102	FV	402,300	3000	.		405,300	405,300	Year End Roll	9/29/2016
2016	102	FV	391,100	3000	.		394,100	394,100	Year End Roll	1/14/2016
2015	102	FV	379,800	3000	.		382,800	382,800	Year End	10/2/2014
2014	102	FV	376,000	3000	.		379,000	379,000	Year End Roll	1/23/2014
2013	102	FV	351,100	3000	.		354,100	354,100	Year End Roll	10/25/2012
2012	102	FV	345,400	3000	.		348,400	348,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAULTSBY,LAUREN	67550-481		7/1/2016		514000	No	No			
ALLISON,MARION	62347-581		7/30/2013		375000	No	No			
ALLISON MARION	46336-86		10/25/2005	CONVENIENC		1	No	No		LIFE ESTATE
ALLISON JOHN R,	46336-84		10/25/2005	CONVENIENC		1	No	No		
EVELYN RAYNER	22085-243		6/1/1992		210000	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
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS+INSPCTD	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
Alt LUC:	
Jurisdct:	
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

**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
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	1 - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.018999999
Name:	2 - FARRAR POND

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.98980004
Adj \$ / SQ:	196.262
Other Features:	33549
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	554356
Depreciation:	63751
Depreciated Total:	490605

**COMMENTS**

.019% 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												

**REMODELING**

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

**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				415700.0000
Juris. Factor:				Val/Su Fin: 257.26
Special Features:	0			Val/Su Net: 171.90
Final Total:	490600			Val/Su SzAd: 354.74

**SKETCH**

Unsketched SubAreas:  
FFL: 1383,  
BMT: 1311,  
WWDK: 160,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,383	196.260	271,430
BMT	BASEMENT	1,311	61.820	81,049
WWDK	WOOD DECK	160	23.160	3,705
Net Sketched Area:		2,854	Total:	356,184
Size Ad	1383 Gross Area	2854	FinArea	1907

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc



**PARCEL ID**

174 7 0 4 244