



PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		CHESTNUT CR, LINCOLN

OWNERSHIP

Owner 1:	HIXON TR MARGARET M
Owner 2:	MARGARET HIXON 2007 REV TRUST
Owner 3:	
Street 1:	146 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4917 Type:

PREVIOUS OWNER

Owner 1:	LYNCH JR - DANIEL L
Owner 2:	LYNCH - ANN T
Street 1:	146 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4917

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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 Infru	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	535,000	2,900	0.000		537,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 245.44						/Parcel: 245.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	535,000	2900	.		537,900	537,900	Year End Roll	9/26/2019
2019	102	FV	480,200	2900	.		483,100	483,100	Create Final value 2019	6/4/2019
2018	102	FV	480,200	2900	.		483,100	483,100	Year End Roll	9/28/2017
2017	102	FV	439,200	2900	.		442,100	442,100	Year End Roll	9/29/2016
2016	102	FV	426,900	2900	.		429,800	429,800	Year End Roll	1/14/2016
2015	102	FV	414,600	2900	.		417,500	417,500	Year End	10/2/2014
2014	102	FV	410,500	2900	.		413,400	413,400	Year End Roll	1/23/2014
2013	102	FV	383,700	2900	.		386,600	386,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYNCH JR,DANIEL	71832-54		11/1/2018		660000	No	No			
VAN VLECK MARY	47420-256		5/9/2006		585000	No	No			
VANVLECK, MARY	23865-144		11/5/1993	CONVENIENC	0	No	No			
DILLMAN DOUGLAS	22881-541		2/2/1993		238000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/4/2019	R-19-0021	MANUAL	6,477	C				Open blow cellulose
12/21/2018	7288	BATH	60,000	C	5/14/2019			Remodel 3 bathroom
11/4/1999	1842	MANUAL	25,000	C	6/4/2000			sunroom 6/4/00

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
6/4/2000	MEAS/EXT INS	611	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
12/14/1989	INSPECTED	601	

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:	1974	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

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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	1974	6,000.00	T	52.5	102			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011300000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	11.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.8%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.15907478
Const Adj.:	0.98980004
Adj \$ / SQ:	195.033
Other Features:	48830
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	606619
Depreciation:	71581
Depreciated Total:	535038

COMMENTS

E 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:	6	BR:	2	Bath:	2	HB	1				

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	516100.0000
Juris. Factor:		Val/Su Fin:	244.07	
Special Features:	0	Val/Su Net:	187.06	
Final Total:	535000	Val/Su SzAd	380.78	

PARCEL ID

174 6 0 4 6

SKETCH

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	195.030	274,021	
BMT	BASEMENT	1,311	75.090	98,440	
EFP	ENCL PORCH	144	36.000	5,184	
Net Sketched Area:		2,860	Total:	377,645	
Size Ad	1405	Gross Area	2860	FinArea	2192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

IMAGE*AssessPro* Patriot Properties, Inc