



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 213 |        | ASPEN CR, LINCOLN     |

**OWNERSHIP**

|           |                           |
|-----------|---------------------------|
| Owner 1:  | HAZELL ELIZABETH APPLETON |
| Owner 2:  | HAZELL RAYMOND ERIC       |
| Owner 3:  |                           |
| Street 1: | 213 ASPEN CIR             |
| Street 2: |                           |
| Twn/City: | LINCOLN                   |
| St/Prov:  | MA Cntry Own Occ: Y       |
| Postal:   | 01773 Type:               |

**PREVIOUS OWNER**

|           |                  |
|-----------|------------------|
| Owner 1:  | BROWN - LORIAN R |
| Owner 2:  | -                |
| Street 1: | 213 ASPEN CIR    |
| 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: |      |       |   | Topo    |      |        |
| D          |      |       |   | Street  | 1    | PAVED  |
| s          |      |       |   | 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                     | 530,400        | 3,000                                 | 0.000     |            | 533,400         | 2664              | 0         |
|                         |                |                                       |           |            |                 |                   | GIS Ref   |
|                         |                |                                       |           |            |                 |                   | GIS Ref   |
|                         |                |                                       |           |            |                 |                   | Insp Date |
|                         |                |                                       |           |            |                 |                   | 06/10/13  |
| Total Card              |                | 530,400                               | 3,000     | 0.000      | 533,400         | Entered Lot Size  |           |
| Total Parcel            |                | 530,400                               | 3,000     | 0.000      | 533,400         | Total Land:       |           |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 208.12 |           |            | /Parcel: 208.12 | Land Unit Type:   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 102 | FV  | 530,400    | 3000      | .         |            | 533,400     | 533,400       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 475,800    | 3000      | .         |            | 478,800     | 478,800       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 475,800    | 3000      | .         |            | 478,800     | 478,800       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 392,100    | 3000      | .         |            | 395,100     | 395,100       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 381,100    | 3000      | .         |            | 384,100     | 384,100       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 370,100    | 3000      | .         |            | 373,100     | 373,100       | Year End                | 10/2/2014  |
| 2014   | 102 | FV  | 366,500    | 3000      | .         |            | 369,500     | 369,500       | Year End Roll           | 1/23/2014  |
| 2013   | 102 | FV  | 336,400    | 3000      | .         |            | 339,400     | 339,400       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                               |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------------------------------------|
| BROWN,LORIAN R  | 67695-48  |      | 7/27/2016 |            | 479500     | No | No  |       |                 |                                     |
| Vogt Tr,Susan   | 59826-439 |      | 8/23/2012 |            | 401000     | No | No  |       |                 | Affidavit (executrix of will) bk 59 |
| NOVAK KALMAN TR | 52145-533 |      | 1/28/2009 | CONVENIENC |            | 1  | No  | No    |                 |                                     |
| CHAMBERLIN CALV | 33057-387 |      | 6/14/2001 |            | 389900     | No | No  |       |                 |                                     |
| AYER MARILYN C, | 27673-328 |      | 9/15/1997 |            | 258000     | No | No  |       |                 |                                     |
| J. BRUCE AYER   | 20391-340 |      | 2/23/1990 | FAMILY     |            | 0  | No  | No    |                 |                                     |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 9/23/2016  | 6559   | FINISH B | 31,000 | C   | 2/7/2017   |          |          | Remodel existing b |
| 11/20/2012 | 5245   | RENOVATI | 36,000 | C   | 6/10/2013  |          |          | remodel kit; repla |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 2/7/2017  | Cnfmdbldgdpt | 618 | G BOURGAULT |
| 6/10/2013 | MEAS+INSPCTD | 25  | D ERSKINE   |
| 4/16/2012 | MEAS/EXT INS | 25  | D ERSKINE   |
| 3/3/2004  | M&L COMPLETE | 615 |             |
| 5/23/1997 | MEAS+INSPCTD | 600 |             |
| 4/29/1996 | MEAS/EXT INS | 606 |             |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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.

BATH FEATURES

Table with 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.

COMMENTS

.018% COMMON INTEREST

SKETCH

UnSketched SubAreas: FFL: 1383, BMT: 1311, WDK: 180,

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1976, Eff Yr Blt: Alt LUC: Alt %, Jurisdct: Fact: Const Mod: Lump Sum Adj:

OTHER FEATURES

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

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, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 5 BRs: 2 Baths: 2 HB 1

CONDO INFORMATION

Table with condo info: Location: 1 - INTERIOR, Total Units: Floor: 1 - 1ST FLOOR, % Own: 0.01799999, Name: 2 - FARRAR POND

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 5 2 1

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: %, 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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 11.1%, Functional: %, Economic: %, Special: %, Override: %, Total: 11.5%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 170.00, Size Adj.: 1.16637743, Const Adj.: 0.99959999, Adj \$ / SQ: 198.205, Other Features: 40285, Grade Factor: 1.12, Neighborhood Inf: 1.26999998, LUC Factor: 1.00, Adj Total: 599337, Depreciation: 68924, Depreciated Total: 530413

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 433500.0000, Juris. Factor: Val/Su Fin: 206.94, Special Features: 0 Val/Su Net: 184.55, Final Total: 530400 Val/Su SzAd: 383.51

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 1,383 198.200 274,117, BMT BASEMENT 1,311 78.540 102,964, WDK WOOD DECK 180 22.170 3,990, Net Sketched Area: 2,874 Total: 381,071, Size Ad 1383 Gross Area 2874 FinArea 2563

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 RRM 90 A

SPEC FEATURES/YARD ITEMS

Table with 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 11 A AV 1976 6,000.00 T 49.5 102 3,000

PARCEL ID 174 7 0 1 213

IMAGE

AssessPro Patriot Properties, Inc

