



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCDUGALD-LEE TR KATHLEEN
Owner 2:	
Owner 3:	LEE & MCDUGALD FAMILY TRUST
Street 1:	215 ASPEN CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MCDUGALD-LEE - KATHLEEN
Owner 2:	-
Street 1:	215 ASPEN CIRCLE
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	524,400	3,000	0.000		527,400	3836	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		308.29	/Parcel:	308.29	Insp Date
						Land Unit Type:	04/16/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	524,400	3000	.		527,400	527,400	Year End Roll	9/26/2019
2019	102	FV	470,500	3000	.		473,500	473,500	Create Final value 2019	6/4/2019
2018	102	FV	470,500	3000	.		473,500	473,500	Year End Roll	9/28/2017
2017	102	FV	430,300	3000	.		433,300	433,300	Year End Roll	9/29/2016
2016	102	FV	389,100	3000	.		392,100	392,100	Year End Roll	1/14/2016
2015	102	FV	377,900	3000	.		380,900	380,900	Year End	10/2/2014
2014	102	FV	374,100	3000	.		377,100	377,100	Year End Roll	1/23/2014
2013	102	FV	349,300	3000	.		352,300	352,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCDUGALD-LEE,K	73433-89		10/9/2019	FAMILY	10	No	No			
LEE TR,JOHN L	73268-224		9/12/2019	FAMILY	10	No	No			
LEE,JOHN L	66791-373		2/11/2016	FAMILY	10	No	No			
MILLER,DEBORAH	65313-404		5/4/2015		445000	No	No			
Edmiston Tr,Deb	59563-490		7/20/2012	FAMILY	100	No	No			
EDMISTON DEBORA	57794-369		11/4/2011	FAMILY	0	No	No			
KIRSHE HENRY A,	51085-542		4/25/2008		425000	No	No			
KIRSHE HENRY A	33579-452		9/4/2001	CONVENIENC	100	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2015	6063	RENOVATI	21,000	C	6/15/2015			Remodel recreation

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	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:	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

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good		8.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			8%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.99959999
Adj \$ / SQ:	198.205
Other Features:	43316
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	569979
Depreciation:	45598
Depreciated Total:	524380

**COMMENTS**

.018% COMMON INTEREST
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**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	Baths:	2	HB					

**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	414900.0000
Juris. Factor:		Val/Su Fin:		306.49
Special Features:	0	Val/Su Net:		183.74
Final Total:	524400	Val/Su SzAd		379.18

**PARCEL ID**

174 7 0 1 215

**SKETCH**

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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	198.200	274,117	
BMT	BASEMENT	1,311	60.700	79,578	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		2,854	Total:	357,400	
Size Ad	1383	Gross Area	2854	FinArea	1711

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	

**IMAGE**

AssessPro Patriot Properties, Inc

