



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAGUIRE JAMES F
Owner 2:	GERSHANOFF MARY DANA
Owner 3:	
Street 1:	234 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RUBIN - JOAN
Owner 2:	RUBIN - FREDRIC
Street 1:	234 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, 3 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	515,500	3,000	0.000		518,500	1898	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 213.22						/Parcel: 213.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	515,500	3000	.		518,500	518,500	Year End Roll	9/26/2019
2019	102	FV	462,300	3000	.		465,300	465,300	Create Final value 2019	6/4/2019
2018	102	FV	462,300	3000	.		465,300	465,300	Year End Roll	9/28/2017
2017	102	FV	422,800	3000	.		425,800	425,800	Year End Roll	9/29/2016
2016	102	FV	411,000	3000	.		414,000	414,000	Year End Roll	1/14/2016
2015	102	FV	396,300	3000	.		399,300	399,300	Year End	10/2/2014
2014	102	FV	392,400	3000	.		395,400	395,400	Year End Roll	1/23/2014
2013	102	FV	366,400	3000	.		369,400	369,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUBIN,JOAN	73578-468		11/1/2019		535000	No	No			
BLOOM,LAURENCE	64588-142		12/1/2014		436500	No	No			
JABS WALTER W,	59104-338		5/16/2012		405000	No	No			
RAYMOND EDYTHE,	44651-533		2/16/2005		449000	No	No			
DURSO MURIEL I	31802-558		9/8/2000		379000	No	No			
MURIEL I. DURSO	20673-565		7/25/1990		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/20/2020	R-20-0051	WINDOWS	4,140	C				Replacement of 2 w

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+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:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	40%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
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

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
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:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I	- 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.:	0.98784006
Adj \$ / SQ:	195.873
Other Features:	37337
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	582494
Depreciation:	66987
Depreciated Total:	515507

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	RM:	5	BR:	2	Baths:	3	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	426800.0000
Juris. Factor:		Val/Su Fin:	211.97	
Special Features:	0	Val/Su Net:	180.62	
Final Total:	515500	Val/Su SzAd	372.74	

SKETCH

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	195.870	270,892	
BMT	BASEMENT	1,311	74.430	97,580	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		2,854	Total:	372,177	
Size Ad	1383	Gross Area	2854	FinArea	2432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

