



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
112		CHESTNUT CR, LINCOLN
Unit#:		
Owner 1: SMITH TR BEVERLY JEAN		
Owner 2:		
Owner 3: BEVERLY-JEAN SMITH 2017 RESTAT		
Street 1: 112 CHESTNUT CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4914	Type:

**PREVIOUS OWNER**

Owner 1: SMITH - BEVERLY JEAN		
Owner 2: -		
Street 1: 112 CHESTNUT CR		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4914	Type:

**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, 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 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	514,700	2,900	0.000		517,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 201.96						/Parcel: 201.96	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	512,000	2900	.		514,900	514,900	Year End Roll	10/15/2020
2020	102	FV	512,000	2900	.		514,900	514,900	Year End Roll	9/26/2019
2019	102	FV	459,100	2900	.		462,000	462,000	Create Final value 2019	6/4/2019
2018	102	FV	459,100	2900	.		462,000	462,000	Year End Roll	9/28/2017
2017	102	FV	419,900	2900	.		422,800	422,800	Year End Roll	9/29/2016
2016	102	FV	408,100	2900	.		411,000	411,000	Year End Roll	1/14/2016
2015	102	FV	396,300	2900	.		399,200	399,200	Year End	10/2/2014
2014	102	FV	392,400	2900	.		395,300	395,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH,BEVERLY J	70576-394		1/31/2018	CONVENIENC	99	No	No			
MARY ABELE	18094-83		5/5/1987		241,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/30/2009	4236	RENOVATI	14,908	C				replace 6 win and
5/10/2007	3673	FINISH B	38,000	C	4/29/2009			fin bmt into media

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
3/6/2004	M&L EXTERIOR	615	
5/23/1997	MEAS+INSPCTD	600	
4/1/1987	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:	4 - CARPET		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

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

**BATH FEATURES**

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

**OTHER FEATURES**

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.010100000
Name:	2 - FARRAR POND

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.98000002
Adj \$ / SQ:	194.318
Other Features:	37410
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	583591
Depreciation:	68864
Depreciated Total:	514727

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	393800.0000
Juris. Factor:		Before Depr:	277.88	
Special Features:	0	Val/Su Net:	181.36	
Final Total:	514700	Val/Su SzAd	372.16	

**COMMENTS**

B 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:	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	

**SKETCH**

UnSketched SubAreas:  
 FFL: 1383,  
 BMT: 1311,  
 PATF=1: 144,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	194.320	268,742	
BMT	BASEMENT	1,311	77.000	100,945	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		2,838	Total:	370,695	
Size Ad	1383	Gross Area	2838	FinArea	2563

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	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

**PARCEL ID**

174 6 0 1 2

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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**IMAGE**

*AssessPro* Patriot Properties, Inc

