



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RIES DAVID
Owner 2:	RIES ANN
Owner 3:	
Street 1:	115 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FAYERWEATHER TR - CHARLES
Owner 2:	DEMPZE TR - NANCY E
Street 1:	115 CHESTNUT 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 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 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	633,300	2,900	0.000		636,200		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 217.82						/Parcel: 217.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	630,000	2900	.		632,900	632,900	Year End Roll	10/15/2020
2020	102	FV	630,000	2900	.		632,900	632,900	Year End Roll	9/26/2019
2019	102	FV	564,400	2900	.		567,300	567,300	Create Final value 2019	6/4/2019
2018	102	FV	564,400	2900	.		567,300	567,300	Year End Roll	9/28/2017
2017	102	FV	516,100	2900	.		519,000	519,000	Year End Roll	9/29/2016
2016	102	FV	482,500	2900	.		485,400	485,400	Year End Roll	1/14/2016
2015	102	FV	468,600	2900	.		471,500	471,500	Year End	10/2/2014
2014	102	FV	464,000	2900	.		466,900	466,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAYERWEATHER TR	66336-148		11/4/2015		541,000	No	No			
BARON FAYE ROGE	57238-367		8/2/2011	OTHER	1	No	No		TRANSACTION TO ESTATE PLANNER	
BALTZ RICHARD H	46435-503		11/7/2005		640,000	No	No			
DEWEILER INGRI	35873-579		7/12/2002		505,000	No	No			
BURNES JEANNETT	27912-255		11/26/1997		290,000	No	No			
KLOTZ ROBERT	16419-238		9/9/1985		260,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
11/12/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN
Sty Ht:	2T - 2T
(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:	%		
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:	NO
% Com Wal:	0	% Sprinkled:	0

Full Bath:	2	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:	0.011800000
Name:	2 - FARRAR POND

CONDO INFORMATION

Phys Cond:	GD - Good	8.3%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		8.3%

DEPRECIATION

Basic \$ / SQ:	170.00
Size Adj.:	1.05016291
Const Adj.:	0.99959999
Adj \$ / SQ:	178.456
Other Features:	29722
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	690661
Depreciation:	57325
Depreciated Total:	633336

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	543900.0000
Juris. Factor:		Before Depr:	255.19	
Special Features:	0	Val/Su Net:	167.36	
Final Total:	633300	Val/Su SzAd	343.81	

COMMENTS

Per MLS re: 2005 sale---"updated".

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:	3	Baths:	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
 FFL: 1842,
 BMT: 1798,
 PATF=1: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	178.460	328,716	
BMT	BASEMENT	1,798	68.710	123,533	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		3,784	Total:	453,257	
Size Ad	1842	Gross Area	3784	FinArea	2921

SUB AREA DETAIL

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

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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PARCEL ID 174 6 0 1 5

IMAGE

AssessPro Patriot Properties, Inc

