



PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		CHESTNUT CR, LINCOLN
Unit #:		
Owner 1: DE OLIVEIRA LUIZ		
Owner 2:		
Owner 3:		
Street 1: 122 CHESTNUT CIRCLE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS OWNER

Owner 1: WEBSTER - STEPHEN H		
Owner 2: ROSS - ROBIN J		
Street 1: 1424 EASTON RD		
Twn/City: FRANCONIA		
St/Prov:	NH	Cntry:
Postal:	03580	

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 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	618,100	2,900	0.000		621,000		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: 255.37						/Parcel: 255.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	614,800	2900	.		617,700	617,700	Year End Roll	10/15/2020
2020	102	FV	593,300	2900	.		596,200	596,200	Year End Roll	9/26/2019
2019	102	FV	532,600	2900	.		535,500	535,500	Create Final value 2019	6/4/2019
2018	102	FV	532,600	2900	.		535,500	535,500	Year End Roll	9/28/2017
2017	102	FV	487,000	2900	.		489,900	489,900	Year End Roll	9/29/2016
2016	102	FV	473,400	2900	.		476,300	476,300	Year End Roll	1/14/2016
2015	102	FV	459,700	2900	.		462,600	462,600	Year End	10/2/2014
2014	102	FV	455,200	2900	.		458,100	458,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WEBSTER,STEPHEN	73467-142		10/16/2019		675,000	No	No			
GOODWIN MARY D,	49075-58		3/2/2007	CHD>SALE	425,000	No	No			Complete remodel after sale
HOLMES DUNBAR,	28618-004		5/20/1998		275,000	No	No			PRIVATE SALE
SMITH, KATHLEEN	24511-142		5/4/1994		217,000	No	No			
MORSER CALVIN	17204-520		7/16/1986		233,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/16/2007	3623	RENOVATI	130,387	C	6/12/2007			rem kit & 2 bath+b

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
6/26/2007	MEAS+INSPCTD	100	
2/23/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
4/11/1987	INSPECTED	601	

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

GENERAL INFORMATION

Table with general details: Grade: C+ - AVG. (+), Year Blt: 1974, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj: ,

INTERIOR INFORMATION

Table with interior details: 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

Table with columns: 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

Summary row: More: N, Total Yard Items: 2,900, Total Special Features: , Total: 2,900

BATH FEATURES

Table with bath details: Full Bath: 3, Rating: VERY GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Table with condo details: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.011400000, Name: 2 - FARRAR POND

DEPRECIATION

Table with depreciation: Phys Cond: EX - Excellent, 5.9%, Functional: %, Economic: %, Special: %, Override: , Total: 5.9%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 170.00, Size Adj.: 1.16637743, Const Adj.: 0.99959999, Adj \$ / SQ: 198.205, Other Features: 69587, Grade Factor: 1.10, Neighborhood Inf: 1.29999995, LUC Factor: 1.00, Adj Total: 656881, Depreciation: 38756, Depreciated Total: 618125

COMMENTS

B UNIT BMT WALKOUT..

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: 3, HB

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: ,

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 5, 2, 1, Totals: 1, 5, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 427300.0000, Juris. Factor, Before Depr: 283.43, Special Features: 0, Val/Su Net: 215.44, Final Total: 618100, Val/Su SzAd: 446.93

PARCEL ID

174 6 0 2 2

SKETCH

UnSketched SubAreas:
FFL: 1383,
BMT: 1311,
WWDK: 175,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR, 1,383, 198.200, 274,117, BMT BASEMENT, 1,311, 85.230, 111,734, WDK WOOD DECK, 175, 22.390, 3,919, Net Sketched Area: 2,869, Total: 389,770, Size Ad: 1383, Gross Area: 2869, FinArea: 2432

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 FLA, 80 A, 0

IMAGE

AssessPro Patriot Properties, Inc

