



PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		CHESTNUT CR, LINCOLN
Unit #:		
Owner 1: REID ELIZABETH G		
Owner 2: CORCORAN JAMES J		
Owner 3:		
Street 1: 125 CHESTNUT CIRCLE		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773		Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	592,400	2,900	0.000		595,300	1866
Total Card 592,400 2,900 0.000 595,300						Entered Lot Size
Total Parcel 592,400 2,900 0.000 595,300						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 232.43		/Parcel: 232.43		Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/11/12

PREVIOUS OWNER

Owner 1: DOBROW ALAN TRS -		
Owner 2: DOBROW VIDA L TRS -		
Street 1: 1 HARVEST CIR APT 227		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	
Postal: 01773		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	589,300	2900	.		592,200	592,200	Year End Roll	10/15/2020
2020	102	FV	589,300	2900	.		592,200	592,200	Year End Roll	9/26/2019
2019	102	FV	528,000	2900	.		530,900	530,900	Create Final value 2019	6/4/2019
2018	102	FV	528,000	2900	.		530,900	530,900	Year End Roll	9/28/2017
2017	102	FV	482,900	2900	.		485,800	485,800	Year End Roll	9/29/2016
2016	102	FV	469,300	2900	.		472,200	472,200	Year End Roll	1/14/2016
2015	102	FV	455,800	2900	.		458,700	458,700	Year End	10/2/2014
2014	102	FV	451,300	2900	.		454,200	454,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOBROW ALAN TRS	56879-185		5/19/2011		420,700	No	No			
DOBROW ALAN,	48754-347		12/29/2006	FAMILY	100	No	No			
SCHEFT WILLIAM	32997-149		6/4/2001		485,000	No	No			
FARRAR PD VILLA	12889-275		10/30/1975		76,200	No	No			

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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2011	4901	TEMPORAR		C				wood burning stove
1/7/2005	3112	RENOVATI	3,800	C	5/28/2005			bathrooms
7/5/2001	4781	RENOVATI	3,500	C				Kit renovations

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS+INSPCTD	615	
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	Spl Credit	Total:
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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 %:
Jurisdct:		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

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	1974	6,000.00	T	52.5	102			2,900		2,900

BATH FEATURES

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

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:	0.011900000	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.05016291
Const Adj.:	0.99959999
Adj \$ / SQ:	178.456
Other Features:	30909
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	671710
Depreciation:	79262
Depreciated Total:	592448

COMMENTS

D 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:	6	BR:	3	Baths:	2	HB				

REMODELING

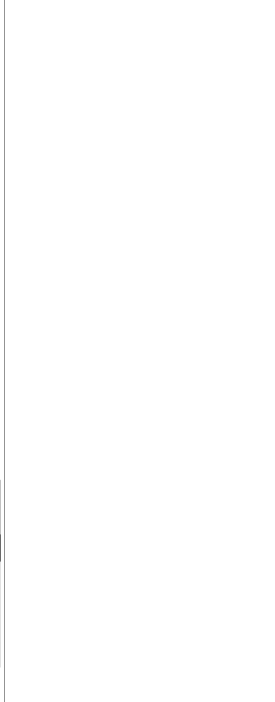
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	516900.0000
Juris. Factor:		Before Depr:		255.19	
Special Features:	0	Val/Su Net:		156.55	
Final Total:	592400	Val/Su SzAd:		321.61	

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	60.680	109,094	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		3,784	Total:	438,818	
Size Ad	1842	Gross Area	3784	FinArea	2561

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

174 6 0 2 5

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