



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KITTREDGE JUDITH R
Owner 2:	
Owner 3:	
Street 1:	135 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4916 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**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

**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	573,200	2,900	0.000		576,100		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: 224.93						/Parcel: 224.93	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	570,100	2900	.		573,000	573,000	Year End Roll	10/15/2020
2020	102	FV	570,100	2900	.		573,000	573,000	Year End Roll	9/26/2019
2019	102	FV	510,900	2900	.		513,800	513,800	Create Final value 2019	6/4/2019
2018	102	FV	510,900	2900	.		513,800	513,800	Year End Roll	9/28/2017
2017	102	FV	467,200	2900	.		470,100	470,100	Year End Roll	9/29/2016
2016	102	FV	454,100	2900	.		457,000	457,000	Year End Roll	1/14/2016
2015	102	FV	441,000	2900	.		443,900	443,900	Year End	10/2/2014
2014	102	FV	436,700	2900	.		439,600	439,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TYLER, P. C/O P	26401-111		6/13/1996	DIVORCE/ESTA	275,000	No	No			
FARRAR PD VILLA	12889-281		11/4/1975		74,000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

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

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL 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:		

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:	
Frp1:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	1	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.011900000	
Name:	2	- FARRAR POND

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: NO
% Com Wal:	0	% Sprinkled: 0

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.:	0.98000002
Adj \$ / SQ:	174.957
Other Features:	29596
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	649842
Depreciation:	76681
Depreciated Total:	573161

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	Bath:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 6 3 1

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	503000.0000
Juris. Factor:		Before Depr:	250.19	
Special Features:	0	Val/Su Net:	151.48	
Final Total:	573200	Val/Su SzAd:	311.18	

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 3 5

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

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	174.960	322,271	
BMT	BASEMENT	1,798	55.110	99,090	
WDK	WOOD DECK	144	24.150	3,477	
Net Sketched Area:		3,784	Total:	424,838	
Size Ad	1842	Gross Area	3784	FinArea	2561

SUB AREA DETAIL

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

IMAGE

*AssessPro* Patriot Properties, Inc

