



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 142 | | CHESTNUT CR, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------|
| Owner 1: | CALITRI MARY K |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 142 CHESTNUT CR UNIT 2 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4917 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------------|
| Owner 1: | SCHMERTZLER - ALVIN |
| Owner 2: | SCHMERTZLER - MARGARETTA |
| Street 1: | 142 CHESTNUT CR |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4917 |

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, 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 |
|--------------|-----------------|---------------------------------------|-----------|------------|-------------|
| 102 | 490,700 | 2,900 | 0.000 | | 493,600 |
| Total Card | 490,700 | 2,900 | 0.000 | | 493,600 |
| Total Parcel | 490,700 | 2,900 | 0.000 | | 493,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 242.14 | | /Parcel: | 242.14 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 04/11/12 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 102 | FV | 488,100 | 2900 | . | | 491,000 | 491,000 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 488,100 | 2900 | . | | 491,000 | 491,000 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 437,600 | 2900 | . | | 440,500 | 440,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 437,600 | 2900 | . | | 440,500 | 440,500 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 400,200 | 2900 | . | | 403,100 | 403,100 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 389,000 | 2900 | . | | 391,900 | 391,900 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 377,800 | 2900 | . | | 380,700 | 380,700 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 374,000 | 2900 | . | | 376,900 | 376,900 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|
| SCHMERTZLER,ALV | 70037-570 | | 10/5/2017 | | 570,000 | No | No | |
| BISHOP PHYLLIS | 48254-542 | | 9/29/2006 | | 450,000 | No | No | |
| MACLEOD CAROL, | 28783-396 | | 6/30/1998 | | 265,000 | No | No | |
| RIKER, EVELYN M | 25628-532 | | 9/1/1995 | | 230,000 | No | No | |
| RIKER E WILLIAM | 17749-604 | | 1/2/1987 | FAMILY | | No | No | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/25/2007 | 3803 | SCREENPR | 5,000 | C | 6/24/2008 | | | construct screen e |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/24/2008 | PERMIT VISIT | 100 | |
| 5/28/2008 | CERT OF OCC | 10 | MARK R |
| 3/3/2004 | M&L EXTERIOR | 615 | |
| 5/19/1997 | MEAS/EXT INS | 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: | 15 | - 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 |

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

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

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: | 0.010900000 | |
| Name: | 2 | - FARRAR POND |

DEPRECIATION

| | |
|--------------------|------------|
| Basic \$ / SQ: | 170.00 |
| Size Adj.: | 1.16637743 |
| Const Adj.: | 0.98000002 |
| Adj \$ / SQ: | 194.318 |
| Other Features: | 30621 |
| Grade Factor: | 1.10 |
| Neighborhood Inf: | 1.29999995 |
| LUC Factor: | 1.00 |
| Adj Total: | 556324 |
| Depreciation: | 65646 |
| Depreciated Total: | 490678 |

CALC SUMMARY

| | | | | |
|-------------------|-----------|--------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 444000.0000 |
| Juris. Factor: | | Before Depr: | 277.88 | |
| Special Features: | 0 | Val/Su Net: | 165.78 | |
| Final Total: | 490700 | Val/Su SzAd | 354.81 | |

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: | 2 | 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 | |

COMPARABLE SALES

| | | | | |
|-------------------|-----------|--------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 444000.0000 |
| Juris. Factor: | | Before Depr: | 277.88 | |
| Special Features: | 0 | Val/Su Net: | 165.78 | |
| Final Total: | 490700 | Val/Su SzAd | 354.81 | |

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 PATF: 1: 45,
 O&P: 221,

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,383 | 194.320 | 268,742 | |
| BMT | BASEMENT | 1,311 | 64.370 | 84,386 | |
| OSP | SCRN PORCH | 221 | 22.500 | 4,973 | |
| PAT | PATIO | 45 | 7.000 | 315 | |
| Net Sketched Area: | | 2,960 | Total: | 358,416 | |
| Size Ad | 1383 | Gross Area | 2960 | FinArea | 2039 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 50 | A | |

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

174 6 0 4 2