



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCELVENNY CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	154 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4918 Type:

PREVIOUS OWNER

Owner 1:	STUPP TR - ROBERT W
Owner 2:	FOOTE-SMITH - CHRISTY A
Street 1:	154 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4918

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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
102	536,700	2,900	0.000		539,600
Total Card		536,700	2,900	0.000	539,600
Total Parcel		536,700	2,900	0.000	539,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 207.26		/Parcel: 207.26	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	533,800	2900	.		536,700	536,700	Year End Roll	10/15/2020
2020	102	FV	533,800	2900	.		536,700	536,700	Year End Roll	9/26/2019
2019	102	FV	483,600	2900	.		486,500	486,500	Create Final value 2019	6/4/2019
2018	102	FV	483,600	2900	.		486,500	486,500	Year End Roll	9/28/2017
2017	102	FV	442,300	2900	.		445,200	445,200	Year End Roll	9/29/2016
2016	102	FV	426,000	2900	.		428,900	428,900	Year End Roll	1/14/2016
2015	102	FV	413,700	2900	.		416,600	416,600	Year End	10/2/2014
2014	102	FV	409,600	2900	.		412,500	412,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STUPP TR,ROBERT	65647-202		6/30/2015		490,000	No	No			
STUPP ROBERT W,	55476-268		9/29/2010	FAMILY		1	No	No		
KRAMP RUSSELL K	41916-328		1/30/2004		517,500	No	No			
KRAMP. RUSSELL	27126-253		3/12/1997	CONVENIENC		1	No	No		
CARUSO ROBERT/A	23344-289		6/24/1993		198,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2000	2033	WDK	2,500	C	6/8/2001			6/8/01 0% decided

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
4/13/2002	MEAS/EXT INS	613	
6/8/2001	MEAS/EXT INS	613	
5/19/1997	MEAS/EXT INS	600	
4/26/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	98 103 154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/21	22:04:23

LAST REV

Date	Time
05/05/16	14:39:46
apro	
2503	

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	2	- 2
(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:	15	- CARPET	50%
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

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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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	0.011800000	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.04381669
Const Adj.:	0.98980004
Adj \$ / SQ:	170.473
Other Features:	33932
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	608481
Depreciation:	71801
Depreciated Total:	536680

COMMENTS

C 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	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	467800.0000
Juris. Factor:		Before Depr:		243.78
Special Features:	0	Val/Su Net:		177.13
Final Total:	536700	Val/Su SzAd:		286.09

PARCEL ID

174 6 0 5 4

SKETCH

UnSketched SubAreas:
SFL: 896,
FFL: 980,
BMT: 970,
WDK: 40,
PATF: 1: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	170.470	167,064	
BMT	BASEMENT	970	71.390	69,244	
SFL	2ND FLOOR	896	170.470	152,744	
PAT	PATIO	144	7.000	1,008	
WDK	WOOD DECK	40	38.000	1,520	
Net Sketched Area:		3,030	Total:	391,580	
Size Ad	1876	Gross Area	3030	FinArea	2604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		75	A

IMAGE

AssessPro Patriot Properties, Inc

