



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ASCHHEIM FRANCES P
Owner 2:	
Owner 3:	
Street 1:	155 CHESTNUT CIR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	JOHNSEN ROBERT U TR -
Owner 2:	BEDFORD STREET TRUST -
Street 1:	155 CHESTNUT CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**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:				Topo		
D				Street	1	PAVED
s				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	563,900	2,700	0.000		566,600
Total Card		563,900	2,700	0.000	566,600
Total Parcel		563,900	2,700	0.000	566,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 247.26		/Parcel: 247.26	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	560,900	2700	.		563,600	563,600	Year End Roll	10/15/2020
2020	102	FV	560,900	2700	.		563,600	563,600	Year End Roll	9/26/2019
2019	102	FV	502,600	2700	.		505,300	505,300	Create Final value 2019	6/4/2019
2018	102	FV	502,600	2700	.		505,300	505,300	Year End Roll	9/28/2017
2017	102	FV	459,700	2700	.		462,400	462,400	Year End Roll	9/29/2016
2016	102	FV	446,800	2700	.		449,500	449,500	Year End Roll	1/14/2016
2015	102	FV	433,900	2700	.		436,600	436,600	Year End	10/2/2014
2014	102	FV	429,600	2700	.		432,300	432,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSEN ROBERT	56687-379		4/4/2011		410,000	No	No			
BRADLEY PHILIP	15723-214		8/6/1984		198,000	No	No			TR. CHANGE 1/13/89

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/12/2017	6740	RENOVATI	20,349	O				Remodel a bathroom

**ACTIVITY INFORMATION**

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

**BATH FEATURES**

Table with bath details: 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

**COMMENTS**

D UNIT .

**SKETCH**

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

**GENERAL INFORMATION**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.011900000, Name: 2 - FARRAR POND

**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: 6 BRs: 3 Baths: 2 HB

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 15 - CARPET, Sec Floors: 10 - PARQUET 20%, 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

**DEPRECIATION**

Table with depreciation: Phys Cond: AV - Average 11.1%, Functional: , Economic: , Special: , Override: , Total: 11.8%

**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 6 3 1, Totals 1 6 3

**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 170.00, Size Adj.: 1.05016291, Const Adj.: 0.98391998, Adj \$ / SQ: 175.657, Other Features: 30760, Grade Factor: 1.10, Neighborhood Inf: 1.29999995, LUC Factor: 1.00, Adj Total: 639377, Depreciation: 75447, Depreciated Total: 563931

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 501100.0000, Juris. Factor, Before Depr: 251.19, Special Features: 0, Val/Su Net: 149.02, Final Total: 563900, Val/Su SzAd: 306.13

**SPEC FEATURES/YARD ITEMS**

Table with spec features: 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

PARCEL ID 174 6 0 5 5

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**IMAGE**

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 2,700, Total Special Features: , Total: 2,700