



PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	CLAPP DAVID P
Owner 2:	CLAPP DIANE N
Owner 3:	
Street 1:	211 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAYES RICHARD D -
Owner 2:	HAYES ELIZABETH LANDWER -
Street 1:	211 ASPEN CR
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 1976, 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		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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	502,900	3,000	0.000		505,900
Total Card	502,900	3,000	0.000		505,900
Total Parcel	502,900	3,000	0.000		505,900
Source:	Market Adj Cost	Total Value per SQ unit /Card: 245.52		/Parcel:	245.52

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	500,300	3000	.		503,300	503,300	Year End Roll	10/15/2020
2020	102	FV	500,300	3000	.		503,300	503,300	Year End Roll	9/26/2019
2019	102	FV	448,500	3000	.		451,500	451,500	Create Final value 2019	6/4/2019
2018	102	FV	448,500	3000	.		451,500	451,500	Year End Roll	9/28/2017
2017	102	FV	410,200	3000	.		413,200	413,200	Year End Roll	9/29/2016
2016	102	FV	398,700	3000	.		401,700	401,700	Year End Roll	1/14/2016
2015	102	FV	387,200	3000	.		390,200	390,200	Year End	10/2/2014
2014	102	FV	383,300	3000	.		386,300	386,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HAYES RICHARD D	53541-290		9/15/2009		420,000	No	No	
FERTEL LINDA M,	42548-333		4/21/2004		461,000	No	No	
MIKROPOULOS HAR	28686-149		5/8/1998		245,000	No	No	
MIKROPOULOS HAR	17530-566		10/29/1986	CONVENIENC		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/2/2009	4323	RENOVATI	4,500	C				replace 3 slider a
4/14/1999	1678	FINISH B	7,000	C	6/9/1999			
4/7/1993	20	RENOVATI	1,800	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
6/9/1999	MEAS/EXT INS	602	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
12/20/1993	PERMIT VISIT	600	

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:	1976	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:	4 - CARPET		
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

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

BATH FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.017999999
Name:	2 - FARRAR POND

CONDO INFORMATION

Phys Cond:	AV - Average	11.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.5%

DEPRECIATION

Basic \$ / SQ:	170.00
Size Adj.:	1.15907478
Const Adj.:	0.98000002
Adj \$ / SQ:	193.102
Other Features:	30633
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	568304
Depreciation:	65355
Depreciated Total:	502949

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	428300.0000
Juris. Factor:		Before Depr:	276.14	
Special Features:	0	Val/Su Net:	174.86	
Final Total:	502900	Val/Su SzAd	357.94	

COMMENTS

E 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:		
Totals		
1	5	2

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
 FFL: 1405,
 BMT: 1311,
 WDK: 160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	193.100	271,308	
BMT	BASEMENT	1,311	70.000	91,769	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		2,876	Total:	366,782	
Size Ad	1405	Gross Area	2876	FinArea	2061

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

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	1976	6,000.00	T	49.5	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000
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IMAGE

AssessPro Patriot Properties, Inc

