



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAZELL ELIZABETH APPLETON
Owner 2:	HAZELL RAYMOND ERIC
Owner 3:	
Street 1:	213 ASPEN CIR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BROWN - LORIAN R
Owner 2:	-
Street 1:	213 ASPEN 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 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	Legal Description	User Acct	
102	533,200	3,000	0.000		536,200	2664	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							06/10/13	
Total Card 533,200 3,000 0.000 536,200							Entered Lot Size	
Total Parcel 533,200 3,000 0.000 536,200							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 209.22 /Parcel: 209.22							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	530,400	3000	.		533,400	533,400	Year End Roll	10/15/2020
2020	102	FV	530,400	3000	.		533,400	533,400	Year End Roll	9/26/2019
2019	102	FV	475,800	3000	.		478,800	478,800	Create Final value 2019	6/4/2019
2018	102	FV	475,800	3000	.		478,800	478,800	Year End Roll	9/28/2017
2017	102	FV	392,100	3000	.		395,100	395,100	Year End Roll	9/29/2016
2016	102	FV	381,100	3000	.		384,100	384,100	Year End Roll	1/14/2016
2015	102	FV	370,100	3000	.		373,100	373,100	Year End	10/2/2014
2014	102	FV	366,500	3000	.		369,500	369,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWN,LORIAN R	67695-48		7/27/2016		479,500	No	No			
Vogt Tr,Susan	59826-439		8/23/2012		401,000	No	No			Affidavit (executrix of will) bk 59
NOVAK KALMAN TR	52145-533		1/28/2009	CONVENIENC		1	No	No		
CHAMBERLIN CALV	33057-387		6/14/2001		389,900	No	No			
AYER MARILYN C,	27673-328		9/15/1997		258,000	No	No			
J. BRUCE AYER	20391-340		2/23/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/8/2021	MEC-21-0008	MANUAL	13,000	C				Replace furnace &
9/23/2016	6559	FINISH B	31,000	C	2/7/2017			Remodel existing b
11/20/2012	5245	RENOVATI	36,000	C	6/10/2013			remodel kit; repla

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2017	Cnfmdbldgdpt	618	G BOURGAULT
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/23/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	

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:	3	- HARDWOOD	
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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
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

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

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.017999999	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.99959999
Adj \$ / SQ:	198.205
Other Features:	40285
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	602539
Depreciation:	69292
Depreciated Total:	533247

COMMENTS

.018% COMMON INTEREST

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	Bath	2	HB	1				

REMODELING

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

RES BREAKDOWN

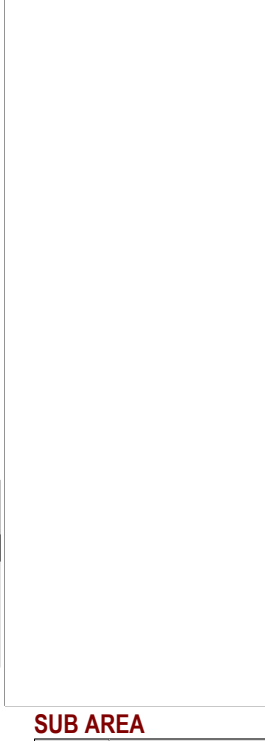
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	433500.0000
Juris. Factor:		Before Depr:		283.43
Special Features:	0	Val/Su Net:		185.53
Final Total:	533200	Val/Su SzAd		385.54

PARCEL ID

174 7 0 1 213

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 WDK: 180,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	198.200	274,117	
BMT	BASEMENT	1,311	78.540	102,964	
WDK	WOOD DECK	180	22.170	3,990	
Net Sketched Area:		2,874	Total:	381,071	
Size Ad	1383	Gross Area	2874	FinArea	2563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

Total Yard Items:	3,000	Total Special Features:		Total:	3,000
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