



PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		ASPEN CR, LINCOLN
Unit #:		
Owner 1: SMITH TR HAROLD D		
Owner 2: SMITH TR ELIZABETH H		
Owner 3: SMITH FAMILY REALTY TRUST		
Street 1: 231 ASPEN CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	592,800	3,100	0.000		595,900
Total Card 592,800 3,100 0.000 595,900					
Total Parcel 592,800 3,100 0.000 595,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.23		/Parcel: 250.23	

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

Insp Date	04/16/12
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OWNERSHIP

Owner 1:	SMITH TR HAROLD D
Owner 2:	SMITH TR ELIZABETH H
Owner 3:	SMITH FAMILY REALTY TRUST
Street 1:	231 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 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	589,700	3100	.		592,800	592,800	Year End Roll	10/15/2020
2020	102	FV	589,700	3100	.		592,800	592,800	Year End Roll	9/26/2019
2019	102	FV	528,700	3100	.		531,800	531,800	Create Final value 2019	6/4/2019
2018	102	FV	528,700	3100	.		531,800	531,800	Year End Roll	9/28/2017
2017	102	FV	483,500	3100	.		486,600	486,600	Year End Roll	9/29/2016
2016	102	FV	469,900	3100	.		473,000	473,000	Year End Roll	1/14/2016
2015	102	FV	456,400	3100	.		459,500	459,500	Year End	10/2/2014
2014	102	FV	451,900	3100	.		455,000	455,000	Year End Roll	1/23/2014

Parcel ID 174 7 0 3 231

PRINT

Date	Time
09/30/21	22:06:32

LAST REV

Date	Time
11/26/13	10:48:40

PREVIOUS OWNER

Owner 1:	SMITH - HAROLD D
Owner 2:	SMITH - ELIZABETH H
Street 1:	231 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH,HAROLD D	62850-169		10/29/2013	FAMILY	100	No	No			
DARMAN RICHARD	57691-591		10/21/2011	DIVORCE/ESTA	360,000	No	No			
EVERETT POPE ET	13013-554		7/9/1976		83,500	No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/6/1997	1296	RENOVATI	12,000	C	4/4/1998			4/4/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
4/4/1998	MEAS/EXT INS	602	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/26/1996	MEAS/EXT INS	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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																

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:	1977
Alt LUC:	
Jurisdict:	
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:	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	1977	6,000.00	T	48	102			3,100			3,100

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:	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

BATH FEATURES

Full Bath:	3	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:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.023000000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	11.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.3%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.05016291
Const Adj.:	0.98980004
Adj \$ / SQ:	176.707
Other Features:	37310
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	668359
Depreciation:	75525
Depreciated Total:	592835

COMMENTS

.023% COMMON INTEREST D 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	S	6	BR	S	3	Baths	S	3	HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

174 7 0 3 231

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	176.710	325,494	
BMT	BASEMENT	1,798	56.100	100,876	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		3,800	Total:	430,075	
Size Ad	1842	Gross Area	3800	FinArea	2381

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	176.710	325,494	
BMT	BASEMENT	1,798	56.100	100,876	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		3,800	Total:	430,075	
Size Ad	1842	Gross Area	3800	FinArea	2381

IMAGE**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
BMT	100	FLA	30	A	0

AssessPro Patriot Properties, Inc