



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWN TR DOROTHY BLANCHARD
Owner 2:	BROWN TR FREDERICK O
Owner 3:	DOROTHY BLANCHARD BROWN LIV TR
Street 1:	233 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4921 Type:

PREVIOUS OWNER

Owner 1:	ALLEN DOROTHY M TR -
Owner 2:	DOROTHY M ALLEN LIVING TRUST -
Street 1:	233 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4921

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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	Legal Description	User Acct
102	550,300	3,000	0.000		553,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 216.56						/Parcel: 216.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	10/15/2020
2020	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	9/26/2019
2019	102	FV	496,200	3000	.		499,200	499,200	Create Final value 2019	6/4/2019
2018	102	FV	496,200	3000	.		499,200	499,200	Year End Roll	9/28/2017
2017	102	FV	453,800	3000	.		456,800	456,800	Year End Roll	9/29/2016
2016	102	FV	441,100	3000	.		444,100	444,100	Year End Roll	1/14/2016
2015	102	FV	428,400	3000	.		431,400	431,400	Year End	10/2/2014
2014	102	FV	424,100	3000	.		427,100	427,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN DOROTHY M	56691-214		4/4/2011	FAMILY		1	No	No		
FARAN JAMES J J	43906-462		10/15/2004		525,000	No	No			
FARAN JAMES J F	38232-604		3/10/2003	CONVENIENC	100	No	No			
HOUTZEEL ALEXAN	28038-162		12/31/1997		340,000	No	No			
HOUTZEEL STEPHA	23061-432		4/9/1993	FAMILY	260,000	No	No			FAMILY TRANSFER

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
12/1/2004	MEAS+INSPCTD	600	
3/27/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details including Type (8 - CONDO-TNHS), Sty Ht (2 - 2), (Liv) Units (1), Foundation (1 - CONCRETE), Frame (1 - WOOD), Prime Wall (26 - WOOD), Roof Struct (1 - GABLE), Roof Cover (1 - ASPHALT), View / Desir: A - AVERAGE

BATH FEATURES

Table with bath features including Full Bath (3), Rating: AVERAGE, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath (1), Rating: AVERAGE, A HBth, OthrFix (3), Rating: AVERAGE

COMMENTS

.023% COMMON INTEREST C UNIT

SKETCH

GENERAL INFORMATION

Table with general information including Grade (C+ - AVG. (+)), Year Blt (1976), Eff Yr Blt, Alt LUC, Jurisdict, Const Mod, Lump Sum Adj

OTHER FEATURES

Table with other features including Kits (1), Rating: GOOD, A Kits, Frpl (1), Rating: AVERAGE, WSFlue

CONDO INFORMATION

Table with condo information including Location (1 - INTERIOR), Total Units, Floor (1 - 1ST FLOOR), % Own (0.023000000), Name (2 - FARRAR POND)

RESIDENTIAL GRID

Table with residential grid details including 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: 3, HB 1)

UnSketched SubAreas: SFL: 896, FFL: 980, BMT: 970, WDK: 200, WDK: 55

INTERIOR INFORMATION

Table with interior information including Avg Ht/FL: STD, Prim Int Wal (1 - DRYWALL), Sec Int Wal, Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors (15 - CARPET 50%), Bsmnt Flr, Bsmnt Gar

DEPRECIATION

Table with depreciation details including Phys Cond (AV - Average 11.1%), Functional, Economic, Special, Override, Total (11.5%)

REMODELING

Table with remodeling details including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with res breakdown including No Unit, RMS, BRS, FL, Totals (1, 6, 3, 2, 3)

Table with interior details including 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)

CALC SUMMARY

Table with calc summary including Basic \$ / SQ: 165.00, Size Adj: 1.04381669, Const Adj: 0.98980004, Adj \$ / SQ: 170.473, Other Features: 49780, Grade Factor: 1.10, Neighborhood Inf: 1.29999995, LUC Factor: 1.00, Adj Total: 621758, Depreciation: 71502, Depreciated Total: 550256

COMPARABLE SALES

Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (457400.0000), Juris. Factor, Before Depr: 243.78, Special Features: 0, Val/Su Net: 177.46, Final Total: 550300, Val/Su SzAd: 293.34

SUB AREA

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

SUB AREA DETAIL

Table with sub area detail including Net Sketched Area: 3,101, Total: 385,016, Size Ad: 1876, Gross Area, 3101, FinArea, 2555

SPEC FEATURES/YARD ITEMS

Table with spec features including Code (03), Description (CONDO-CPT), A Y/S (D Y), Qty (1), Size/Dim, Qual (A), Con (AV), Year (1976), Unit Price (6,000.00), D/S (T), Dep (49.5), LUC (102), Fact, NB Fa, Appr Value (3,000), JCod JFact, Juris. Value (3,000)

PARCEL ID

Table with parcel ID 174 7 0 3 233

IMAGE

AssessPro Patriot Properties, Inc

