

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DEACUTIS MARTIN
Owner 2:	SHERIFF CYNTHIA
Owner 3:	
Street 1:	245 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4922 Type:

PREVIOUS OWNER

Owner 1:	DIFRANCO - JOSEPH E
Owner 2:	DIFRANCO - DONNA M
Street 1:	245 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4922

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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
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 Infru	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
102	476,700	3,000	0.000		479,700	1905
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 346.85						/Parcel: 346.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	466,200	3000	.		469,200	469,200	Year End Roll	10/15/2020
2020	102	FV	466,200	3000	.		469,200	469,200	Year End Roll	9/26/2019
2019	102	FV	418,000	3000	.		421,000	421,000	Create Final value 2019	6/4/2019
2018	102	FV	418,000	3000	.		421,000	421,000	Year End Roll	9/28/2017
2017	102	FV	382,300	3000	.		385,300	385,300	Year End Roll	9/29/2016
2016	102	FV	371,600	3000	.		374,600	374,600	Year End Roll	1/14/2016
2015	102	FV	360,900	3000	.		363,900	363,900	Year End	10/2/2014
2014	102	FV	357,300	3000	.		360,300	360,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIFRANCO,JOSEPH	68271-268		10/25/2016		485,000	No	No			
BERGER PATRICIA	53253-582		7/22/2009		350,000	No	No			
PAYNE H MORSE,	33025-404		6/8/2001		378,350	No	No			
EVERETT POPE ET	13039-583		8/18/1976		68,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/2020	R-20-0057	KITCHEN	27,525	C				Kitchen remodel; r

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
4/16/2012	MEAS+INSPCTD	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/19/1997	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:	5 - LINO/VINYL 30%		
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	Total Yard Items:	3,000	Total Special Features:		Total:	3,000
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BATH FEATURES

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

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:	0.018999999
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.:	0.99078006
Adj \$ / SQ:	196.456
Other Features:	36636
Grade Factor:	1.10
Neighborhood Inf:	1.29999995
LUC Factor:	1.00
Adj Total:	538699
Depreciation:	61950
Depreciated Total:	476749

COMMENTS

.019% 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												

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	420400.0000
Juris. Factor:		Before Depr:	280.93	
Special Features:	0	Val/Su Net:	165.87	
Final Total:	476700	Val/Su SzAd	344.69	

PARCEL ID

174 7 0 4 245

SKETCH

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	196.460	271,699	
BMT	BASEMENT	1,311	49.110	64,388	
WDK	WOOD DECK	180	22.170	3,990	
Net Sketched Area:		2,874	Total:	340,077	
Size Ad	1383	Gross Area	2874	FinArea	1383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

