



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 115 |        | CHESTNUT CR, LINCOLN  |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | RIES DAVID          |
| Owner 2:  | RIES ANN            |
| Owner 3:  |                     |
| Street 1: | 115 CHESTNUT CR     |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                           |
|-----------|---------------------------|
| Owner 1:  | FAYERWEATHER TR - CHARLES |
| Owner 2:  | DEMPZE TR - NANCY E       |
| Street 1: | 115 CHESTNUT 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 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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: |      |       |   | 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    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102                                   | 717,000        | 2,400      | 0.000     |            | 719,400     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 246.30 |                |            |           |            |             | /Parcel: 246.30   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022   | 102 | FV  | 633,300    | 2900      | .         |            | 636,200     | 636,200       | Year End Roll           | 10/19/2021 |
| 2021   | 102 | FV  | 630,000    | 2900      | .         |            | 632,900     | 632,900       | Year End Roll           | 10/15/2020 |
| 2020   | 102 | FV  | 630,000    | 2900      | .         |            | 632,900     | 632,900       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 564,400    | 2900      | .         |            | 567,300     | 567,300       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 564,400    | 2900      | .         |            | 567,300     | 567,300       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 516,100    | 2900      | .         |            | 519,000     | 519,000       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 482,500    | 2900      | .         |            | 485,400     | 485,400       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 468,600    | 2900      | .         |            | 471,500     | 471,500       | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                         |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------------------------------|
| FAYERWEATHER TR | 66336-148 |      | 11/4/2015  |           | 541,000    | No | No  |       |                 |                               |
| BARON FAYE ROGE | 57238-367 |      | 8/2/2011   | OTHER     |            | 1  | No  | No    |                 | TRANSACTION TO ESTATE PLANNER |
| BALTZ RICHARD H | 46435-503 |      | 11/7/2005  |           | 640,000    | No | No  |       |                 |                               |
| DETWEILER INGRI | 35873-579 |      | 7/12/2002  |           | 505,000    | No | No  |       |                 |                               |
| BURNES JEANNETT | 27912-255 |      | 11/26/1997 |           | 290,000    | No | No  |       |                 |                               |
| KLOTZ ROBERT    | 16419-238 |      | 9/9/1985   |           | 260,000    | No | No  |       |                 |                               |

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 5/10/2016  | SALES INSP   | 618 | G BOURGAULT |
| 4/11/2012  | MEAS/EXT INS | 25  | D ERSKINE   |
| 3/6/2004   | M&L COMPLETE | 615 |             |
| 5/19/1997  | MEAS/EXT INS | 600 |             |
| 11/12/1991 | INSPECTED    | 601 |             |

Sign: VERIFICATION OF VISIT NOT DATA

