174	6	0	3	6	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 519,700 !2494!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		CHESTNUT CR, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	MORGAN H ARLENE
Owner 2:	
Owner 3:	
Street 1:	136 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4916 Type:

PREVIOUS OWNER

Owner 1:	MCDONALD - NANCY S
Owner 2:	-
Street 1:	136 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4916

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, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	517,300	2,400	0.000		519,700
Total Card	517,300	2,400	0.000		519,700
Total Parcel	517,300	2,400	0.000		519,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.89 | /Parcel: 369.89

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	04/11/12

PREVIOUS ASSESSMENT

Parcel ID: 174 6 0 3 6

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	461,900	2900	.		464,800	464,800	Year End Roll	10/19/2021
2021	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	10/15/2020
2020	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	9/26/2019
2019	102	FV	411,800	2900	.		414,700	414,700	Create Final value 2019	6/4/2019
2018	102	FV	411,800	2900	.		414,700	414,700	Year End Roll	9/28/2017
2017	102	FV	376,600	2900	.		379,500	379,500	Year End Roll	9/29/2016
2016	102	FV	365,800	2900	.		368,700	368,700	Year End Roll	1/14/2016
2015	102	FV	355,200	2900	.		358,100	358,100	Year End	10/2/2014

PRINT

Date	Time
10/18/22	22:42:05

LAST REV

Date	Time
06/14/22	09:46:47
blakeley	

PAT ACCT. 2494

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCDONALD,NANCY	80200-371		5/31/2022		582,000	No	No			
ROSEN,JOSEPH	66424-66		11/23/2015		415,000	No	No			
KWASNIAK WALTER	21243-550		6/25/1991		179,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2016	6510	WINDOWS	18,857	C				Replace 5 windows
2/22/2016	6349	MANUAL	7,000	O				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/11/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98 103 136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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 Influ	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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro meadorse 2023

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:	1974	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:	4 - CARPET		
Sec Floors:	3 - HARDWOO	50	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.010100000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.4	%

CALC SUMMARY

Basic $ / SQ:	187.00
Size Adj.:	1.15907478
Const Adj.:	0.98980004
Adj $ / SQ:	214.536
Other Features:	27281
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	604359
Depreciation:	87028
Depreciated Total:	517331

COMMENTS

E 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	RMs:	5	BRs:	2	Baths:	2	HB	

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	

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
PATF=1: 144,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	399800.0000		

Juris. Factor:		Before Depr:	323.31
Special Features:	0	Val/Su Net:	180.87
Final Total:	517300	Val/Su SzAd	368.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,405	214.540	301,423
BMT	BASEMENT	1,311	53.630	70,314
PAT	PATIO	144	14.000	2,016

Net Sketched Area:	2,860			Total:	373,753
Size Ad	1405	Gross Area	2860	FinArea	1405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

174 6 0 3 6

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	1	A	AV	1974	6,000.00	T	60	102			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400