



PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		CHESTNUT CR, LINCOLN
Unit #: <input type="text"/>		
Owner 1: KIMBALL TR HOPETON K		
Owner 2: KIMBALL TR GEORGE J		
Owner 3: HOPETON KIMBELL REV LIV TRUST		
Street 1: 141 CHESTNUT CIR		
Street 2: <input type="text"/>		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: <input type="text"/> Own Occ: N
Postal:	01773	Type: <input type="text"/>

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	653,200	2,400	0.000		655,600	
Total Card 653,200 2,400 0.000 655,600						Entered Lot Size
Total Parcel 653,200 2,400 0.000 655,600						Total Land: <input type="text"/>
Source: Market Adj Cost Total Value per SQ unit /Card: 299.57 /Parcel: 299.57						Land Unit Type: <input type="text"/>

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/11/12

PREVIOUS OWNER

Owner 1: KIMBALL - HOPETON
Owner 2: -
Street 1: 141 CHESTNUT CIR
Twn/City: LINCOLN
St/Prov: MA Cntry: <input type="text"/>
Postal: 01773 Type: <input type="text"/>

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	578,400	2900	.		581,300	581,300	Year End Roll	10/19/2021
2021	102	FV	575,300	2900	.		578,200	578,200	Year End Roll	10/15/2020
2020	102	FV	575,300	2900	.		578,200	578,200	Year End Roll	9/26/2019
2019	102	FV	515,900	2900	.		518,800	518,800	Create Final value 2019	6/4/2019
2018	102	FV	515,900	2900	.		518,800	518,800	Year End Roll	9/28/2017
2017	102	FV	471,800	2900	.		474,700	474,700	Year End Roll	9/29/2016
2016	102	FV	458,600	2900	.		461,500	461,500	Year End Roll	1/14/2016
2015	102	FV	445,300	2900	.		448,200	448,200	Year End	10/2/2014

Parcel ID 174 6 0 4 1

PRINT

Date	Time
10/18/22	22:42:16

LAST REV

Date	Time
06/17/19	09:30:41

USER DEFINED

Prior Id # 1:	98 103 141
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:	

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIMBALL,HOPETON	72575-219		5/9/2019	FAMILY	10	No	No			
DANIELS,JANET B	56608-214		3/16/2011		459,000	No	No			
BEMIS ANN C,	43636-345		9/1/2004		487,000	No	No			
OLIVER JAMES	13334-548		11/17/1977		99,500	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/13/2011	4892	WDK	10,000	C				extent existing po
5/31/2011	4749	RENOVATI	10,000	C				reno kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

PROPERTY FACTORS

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

Sign: VERIFICATION OF VISIT NOT DATA

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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	SpI Credit	Total:
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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:		%
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: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

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

BATH FEATURES

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

OTHER FEATURES

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.012800000	
Name:	2	- FARRAR POND

CONDO INFORMATION

Phys Cond:	GD	- Good	10.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.1%

DEPRECIATION

Basic \$ / SQ:	187.00
Size Adj.:	1.06543911
Const Adj.:	0.98000002
Adj \$ / SQ:	195.252
Other Features:	35841
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	726627
Depreciation:	73389
Depreciated Total:	653238

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	501300.0000
Juris. Factor:		Before Depr:	294.25	
Special Features:	0	Val/Su Net:	176.45	
Final Total:	653200	Val/Su SzAd	370.08	

COMMENTS

A 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:	6	BR:	3	Bath:	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
 FFL: 1765,
 BMT: 1694,
 PAT: 144,
 EFP: 99,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,765	195.250	344,620	
BMT	BASEMENT	1,694	56.750	96,126	
PAT	PATIO	144	14.000	2,016	
EFP	ENCL PORCH	99	36.000	3,564	
Net Sketched Area:		3,702	Total:	446,326	
Size Ad	1765	Gross Area	3702	FinArea	2189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	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	1974	6,000.00	T	60	102			2,400			2,400

PARCEL ID

174 6 0 4 1

IMAGE

AssessPro Patriot Properties, Inc



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