



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CALITRI MARY K
Owner 2:	
Owner 3:	
Street 1:	142 CHESTNUT CR UNIT 2
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4917 Type:

**PREVIOUS OWNER**

Owner 1:	SCHMERTZLER - ALVIN
Owner 2:	SCHMERTZLER - MARGARETTA
Street 1:	142 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4917

**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	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	547,800	2,400	0.000		550,200		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 269.90						/Parcel: 269.90	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	490,700	2900	.		493,600	493,600	Year End Roll	10/19/2021
2021	102	FV	488,100	2900	.		491,000	491,000	Year End Roll	10/15/2020
2020	102	FV	488,100	2900	.		491,000	491,000	Year End Roll	9/26/2019
2019	102	FV	437,600	2900	.		440,500	440,500	Create Final value 2019	6/4/2019
2018	102	FV	437,600	2900	.		440,500	440,500	Year End Roll	9/28/2017
2017	102	FV	400,200	2900	.		403,100	403,100	Year End Roll	9/29/2016
2016	102	FV	389,000	2900	.		391,900	391,900	Year End Roll	1/14/2016
2015	102	FV	377,800	2900	.		380,700	380,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHMERTZLER,ALV	70037-570		10/5/2017		570,000	No	No			
BISHOP PHYLLIS	48254-542		9/29/2006		450,000	No	No			
MACLEOD CAROL,	28783-396		6/30/1998		265,000	No	No			
RIKER, EVELYN M	25628-532		9/1/1995		230,000	No	No			
RIKER E WILLIAM	17749-604		1/2/1987	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/25/2007	3803	SCREENPR	5,000	C	6/24/2008			construct screen e

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2008	PERMIT VISIT	100	
5/28/2008	CERT OF OCC	10	MARK R
3/3/2004	M&L EXTERIOR	615	
5/19/1997	MEAS/EXT INS	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1974, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 15 - 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: Yes, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with spec features and 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

BATH FEATURES

Table with 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

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.010900000, Name: 2 - FARRAR POND

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 14.%, Functional: %, Economic: %, Special: %, Override: %, Total: 14.4%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 187.00, Size Adj.: 1.16637743, Const Adj.: 0.98000002, Adj \$ / SQ: 213.750, Other Features: 30621, Grade Factor: 1.10, Neighborhood Inf: 1.37000000, LUC Factor: 1.00, Adj Total: 639971, Depreciation: 92156, Depreciated Total: 547815

COMMENTS

B UNIT .

RESIDENTIAL GRID

Table with 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

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals, 1, 5, 2, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 444000.0000, Juris. Factor, Before Depr: 322.12, Special Features: 0, Val/Su Net: 185.07, Final Total: 547800, Val/Su SzAd: 396.10

SKETCH

UnSketched SubAreas:  
FFL: 1383,  
BMT: 1311,  
PATF=1: 45,  
OSP: 221,

SUB AREA

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

SUB AREA DETAIL

Summary table for sub area: Net Sketched Area: 2,960, Total: 394,044, Size Ad: 1383, Gross Area: 2960, FinArea: 2039

IMAGE

AssessPro Patriot Properties, Inc



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

Total: 2,400