



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOYNTON DANIEL C
Owner 2:	BOYNTON JANET K
Owner 3:	
Street 1:	145 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4917 Type:

PREVIOUS OWNER

Owner 1:	DUNN TR - BARBARA B
Owner 2:	-
Street 1:	145 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, 3 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:						
D				Topo		
s				Street	1	PAVED
t				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
102	681,200	2,400	0.000		683,600
Total Card		681,200	2,400	0.000	683,600
Total Parcel		681,200	2,400	0.000	683,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 276.62		/Parcel: 276.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	611,300	2900	.		614,200	614,200	Year End Roll	10/19/2021
2021	102	FV	608,000	2900	.		610,900	610,900	Year End Roll	10/15/2020
2020	102	FV	587,800	2900	.		590,700	590,700	Year End Roll	9/26/2019
2019	102	FV	534,100	2900	.		537,000	537,000	Create Final value 2019	6/4/2019
2018	102	FV	534,100	2900	.		537,000	537,000	Year End Roll	9/28/2017
2017	102	FV	488,500	2900	.		491,400	491,400	Year End Roll	9/29/2016
2016	102	FV	474,800	2900	.		477,700	477,700	Year End Roll	1/14/2016
2015	102	FV	461,100	2900	.		464,000	464,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUNN TR, BARBARA	70815-27		4/2/2018		585,000	No	No			
DUNN, BARBARA B	63394-553		3/21/2014	FAMILY	10	No	No			
KINGSBURY HOWAR	20691-397		8/1/1990		285,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2020	R-20-0202	WINDOWS	20,000	C				Replace 3 patio do
5/1/2018	7055	RENOVATI	74,000	C				Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2019	SALES INSP	621	N Cramer
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1992	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

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:	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:	10 - PARQUET		
Sec Floors:			
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

Phys Cond:	AV - Average	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.4%

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

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

Full Bath:	2	Rating:	AVERAGE
A Bath:	1	Rating:	GOOD
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:	0.012600000
Name:	2 - FARRAR POND

DEPRECIATION

Basic \$ / SQ:	187.00
Size Adj.:	1.05016291
Const Adj.:	0.99959999
Adj \$ / SQ:	196.302
Other Features:	46984
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	795819
Depreciation:	114598
Depreciated Total:	681221

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	546100.0000
Juris. Factor:		Before Depr:	295.83	
Special Features:	0	Val/Su Net:	180.02	
Final Total:	681200	Val/Su SzAd:	369.82	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	546100.0000
Juris. Factor:		Before Depr:	295.83	
Special Features:	0	Val/Su Net:	180.02	
Final Total:	681200	Val/Su SzAd:	369.82	

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

D 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	Baths:	2	HB					

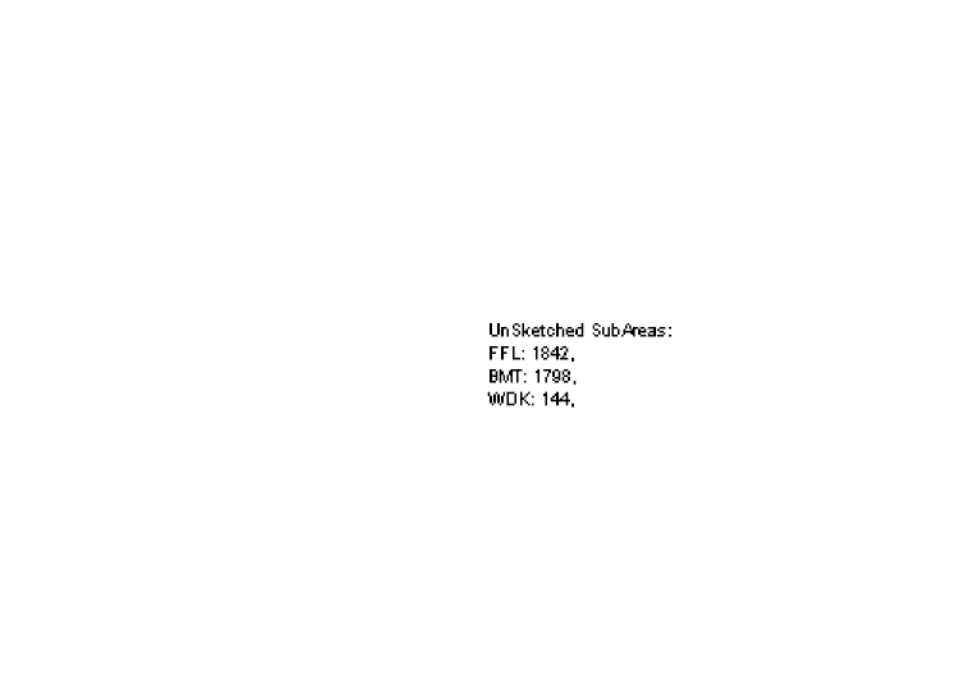
REMODELING

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: 1842,
 BMT: 1798,
 WDK: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	196.300	361,588	
BMT	BASEMENT	1,798	64.530	116,033	
WDK	WOOD DECK	144	24.150	3,477	
Net Sketched Area:		3,784	Total:	481,098	
Size Ad	1842	Gross Area	3784	FinArea	2471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 174 6 0 4 5