| 174 | 6 | 0 | 4 | 6 | 1 of 1 | CONDOS |
|---|---|---|---|---|---|---|
| Map | Lot | Sublot | Building | Unit | CARD | |

**TOTAL ASSESSED:** 600,600 !2500!

# Town Of Lincoln

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 146 | | CHESTNUT CR, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HIXON TR MARGARET M |
| Owner 2: | MARGARET HIXON 2007 REV TRUST |
| Owner 3: | |
| Street 1: | 146 CHESTNUT CR |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01773-4917 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LYNCH JR - DANIEL L |
| Owner 2: | LYNCH - ANN T |
| Street 1: | 146 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, 1 HalfBaths, 0 3/4 Baths, 6 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 | 598,200 | 2,400 | 0.000 | | 600,600 |
| Total Card | 598,200 | 2,400 | 0.000 | | 600,600 |
| Total Parcel | 598,200 | 2,400 | 0.000 | | 600,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.05 | /Parcel: 274.05

**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 4 6

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 537,900 | 2900 | . | | 540,800 | 540,800 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 535,000 | 2900 | . | | 537,900 | 537,900 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 535,000 | 2900 | . | | 537,900 | 537,900 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 480,200 | 2900 | . | | 483,100 | 483,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 480,200 | 2900 | . | | 483,100 | 483,100 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 439,200 | 2900 | . | | 442,100 | 442,100 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 426,900 | 2900 | . | | 429,800 | 429,800 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 414,600 | 2900 | . | | 417,500 | 417,500 | Year End | 10/2/2014 |

**PRINT**

| Date | Time |
|---|---|
| 10/18/22 | 22:43:12 |

**LAST REV**

| Date | Time |
|---|---|
| 06/27/19 | 15:26:20 |
| apro | |
| 2500 | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| LYNCH JR,DANIEL | 71832-54 | | 11/1/2018 | | 660,000 | No | No | | | |
| VAN VLECK MARY | 47420-256 | | 5/9/2006 | | 585,000 | No | No | | | |
| VANVLECK, MARY | 23865-144 | | 11/5/1993 | CONVENIENC | | No | No | | | |
| DILLMAN DOUGLAS | 22881-541 | | 2/2/1993 | | 238,000 | No | No | | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/4/2019 | R-19-0021 | MANUAL | 6,477 | C | | | | Open blow cellulos |
| 12/21/2018 | 7288 | BATH | 60,000 | C | 5/14/2019 | | | Remodel 3 bathroom |
| 11/4/1999 | 1842 | MANUAL | 25,000 | C | 6/4/2000 | | | sunroom 6/4/00 |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/13/2004 | M&L COMPLETE | 615 | |
| 6/4/2000 | MEAS/EXT INS | 611 | |
| 5/23/1997 | MEAS+INSPCTD | 600 | |
| 4/26/1996 | MEAS/EXT INS | 606 | |
| 12/14/1989 | INSPECTED | 601 | |

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

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98 103 146 |
| 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.

## 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: | 3 - HARDWOOD | | |
| Sec Floors: | 15 - CARPET | 50 | % |
| 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 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | GOOD |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | GOOD |

## OTHER FEATURES

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

## CONDO INFORMATION

| | |
|---|---|
| Location: | E - END UNIT |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | 0.011300000 |
| 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: | 48830 |
| Grade Factor: | 1.10 |
| Neighborhood Inf: | 1.37000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 698828 |
| Depreciation: | 100631 |
| Depreciated Total: | 598197 |

## 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: | 6 | BRs: | 2 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | 1 |
| Totals | | | |
| 1 | 6 | 2 | |

## SKETCH

UnSketched SubAreas:
FFL: 1405.
BMT: 1311.
EFP: 144.

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 1,405 | 214.540 | 301,423 |
| BMT | BASEMENT | 1,311 | 82.600 | 108,284 |
| EFP | ENCL PORCH | 144 | 36.000 | 5,184 |

| Net Sketched Area: | 2,860 | Total: | 414,891 |
|---|---|---|---|
| Size Ad | 1405 | Gross Area | 2860 | FinArea | 2192 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 60 | A | 0 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | 516100.0000 |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 323.31 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 209.16 |
| Final Total: | 598200 | Val/Su SzAd | 425.77 |

## PARCEL ID

174 6 0 4 6

## IMAGE

AssessPro Patriot Properties, Inc

## 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 |
|---|---|---|---|---|---|---|---|