



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
214		ASPEN CR, LINCOLN
Unit #:		
Owner 1: COPPOCK MICHAEL R		
Owner 2: COPPOCK SUSAN E		
Owner 3:		
Street 1: 214 ASPEN CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	568,500	2,400	0.000		570,900
Total Card 568,500 2,400 0.000 570,900					
Total Parcel 568,500 2,400 0.000 570,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 304.32		/Parcel: 304.32	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/23/21
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**OWNERSHIP**

Owner 1: KREIDLER ANNE H -
Owner 2: -
Street 1: 214 ASPEN CIR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	509,100	3000	.		512,100	512,100	Year End Roll	10/19/2021
2021	102	FV	506,400	3000	.		509,400	509,400	Year End Roll	10/15/2020
2020	102	FV	506,400	3000	.		509,400	509,400	Year End Roll	9/26/2019
2019	102	FV	458,900	3000	.		461,900	461,900	Create Final value 2019	6/4/2019
2018	102	FV	458,900	3000	.		461,900	461,900	Year End Roll	9/28/2017
2017	102	FV	419,600	3000	.		422,600	422,600	Year End Roll	9/29/2016
2016	102	FV	407,900	3000	.		410,900	410,900	Year End Roll	1/14/2016
2015	102	FV	396,100	3000	.		399,100	399,100	Year End	10/2/2014

**PRINT**

Date	Time
10/18/22	22:44:50

**LAST REV**

Date	Time
12/23/21	15:14:38

apro 2509

**USER DEFINED**

Prior Id # 1:	98 104 214
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:	

**PREVIOUS OWNER**

Owner 1: KREIDLER ANNE H -
Owner 2: -
Street 1: 214 ASPEN CIR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 Type:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KREIDLER ANNE H	46236-352		10/6/2005		569,000	No	No	
HELEN PICCININI	21539-568		11/15/1991		177,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
4/16/2012	MEAS+INSPCTD	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

**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 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	0.000	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:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(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:	1976	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:	
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

**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	1976	6,000.00	T	60	102			2,400			2,400

More: N

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	1 - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.021000000
Name:	2 - FARRAR POND

**DEPRECIATION**

Phys Cond:	AV - Average	13.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		13.8%

**CALC SUMMARY**

Basic \$ / SQ:	181.00
Size Adj.:	1.04381669
Const Adj.:	0.99959999
Adj \$ / SQ:	188.855
Other Features:	33532
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	659567
Depreciation:	91020
Depreciated Total:	568546

**COMMENTS**

C 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:	3	Baths:	2	HB	1				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	2
<b>Totals</b>			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val 485900.0000

Juris. Factor: Before Depr: 284.60

Special Features: 0 Val/Su Net: 187.62

Final Total: 568500 Val/Su SzAd 303.04

**SKETCH**

UnSketched SubAreas:  
 SFL: 896,  
 FFL: 980,  
 BMT: 970,  
 WDK: 144,  
 WDKF=1: 40,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	980	188.860	185,078
BMT	BASEMENT	970	47.210	45,797
SFL	2ND FLOOR	896	188.860	169,214
WDK	WOOD DECK	184	21.990	4,047
<b>Net Sketched Area:</b>		3,030	<b>Total:</b>	404,136
<b>Size Ad</b>	1876	<b>Gross Area</b>	3030	<b>FinArea</b> 1876

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc



PARCEL ID 174 7 0 1 214

JCod	JFact	Juris. Value

Total: 2,400

Total Yard Items: 2,400

Total Special Features: