



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
215		ASPEN CR, LINCOLN
Unit #:		
Owner 1: MCDOUGALD-LEE TR KATHLEEN		
Owner 2:		
Owner 3: LEE & MCDOUGALD FAMILY TRUST		
Street 1: 215 ASPEN CIRCLE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	593,400	2,400	0.000		595,800	3836
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 348.27						/Parcel: 348.27

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/23/21

**PREVIOUS OWNER**

Owner 1: MCDOUGALD-LEE - KATHLEEN		
Owner 2: -		
Street 1: 215 ASPEN CIRCLE		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry:
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	527,200	3000	.		530,200	530,200	Year End Roll	10/19/2021
2021	102	FV	524,400	3000	.		527,400	527,400	Year End Roll	10/15/2020
2020	102	FV	524,400	3000	.		527,400	527,400	Year End Roll	9/26/2019
2019	102	FV	470,500	3000	.		473,500	473,500	Create Final value 2019	6/4/2019
2018	102	FV	470,500	3000	.		473,500	473,500	Year End Roll	9/28/2017
2017	102	FV	430,300	3000	.		433,300	433,300	Year End Roll	9/29/2016
2016	102	FV	389,100	3000	.		392,100	392,100	Year End Roll	1/14/2016
2015	102	FV	377,900	3000	.		380,900	380,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCDOUGALD-LEE,K	77790-552		5/17/2021	CONVENIENC	10	No	No			
MCDOUGALD-LEE T	77699-415		5/5/2021	CONVENIENC	10	No	No			
MCDOUGALD-LEE,K	73433-89		10/9/2019	FAMILY	10	No	No			
LEE TR,JOHN L	73268-224		9/12/2019	FAMILY	10	No	No			
LEE,JOHN L	66791-373		2/11/2016	FAMILY	10	No	No			
MILLER,DEBORAH	65313-404		5/4/2015		445,000	No	No			
Edmiston Tr,Deb	59563-490		7/20/2012	FAMILY	100	No	No			
EDMISTON DEBORA	57794-369		11/4/2011	FAMILY		No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1976, 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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2015	6063	RENOVATI	21,000	C	6/15/2015			Remodel recreation

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/15/2022	VISITED	625	J Frank
12/23/2021	INSPECTED	5	TB
5/5/2016	SALES INSP	618	G BOURGAULT
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	

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:	Spl Credit	Total:
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**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 details: Grade: C+ - AVG. (+), Year Blt: 1976, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , 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: 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

**INTERIOR INFORMATION**

Table with interior details: Phys Cond: GD - Good, Functional: %, Economic: %, Special: %, Override: , Total: 9.7%

**SPEC FEATURES/YARD ITEMS**

Table with spec features: 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 details: Full Bath: 2, Rating: GOOD, 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: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

**CONDO INFORMATION**

Table with condo details: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.017999999, Name: 2 - FARRAR POND

**DEPRECIATION**

Table with depreciation details: Phys Cond: GD - Good, Functional: %, Economic: %, Special: %, Override: , Total: 9.7%

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 187.00, Size Adj.: 1.16637743, Const Adj.: 0.99959999, Adj \$ / SQ: 218.025, Other Features: 43316, Grade Factor: 1.10, Neighborhood Inf: 1.37000000, LUC Factor: 1.00, Adj Total: 657181, Depreciation: 63747, Depreciated Total: 593435

**COMMENTS**

.018% COMMON INTEREST

**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 details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

**RES BREAKDOWN**

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

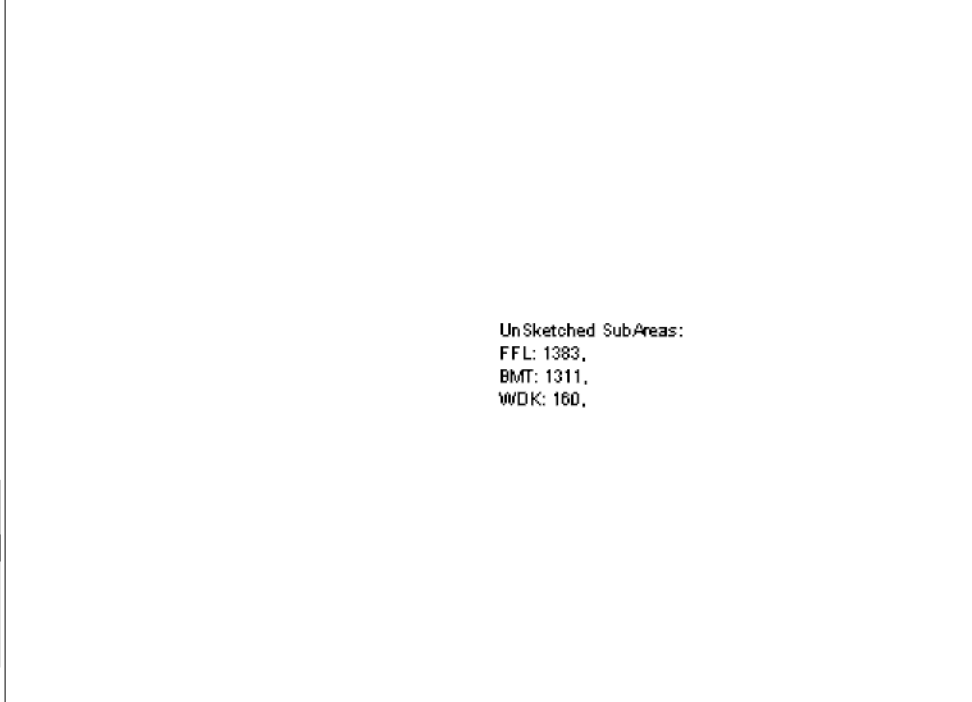
**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 414900.0000, Juris. Factor, Before Depr: 328.56, Special Features: 0, Val/Su Net: 207.92, Final Total: 593400, Val/Su SzAd: 429.07

**PARCEL ID**

Table with parcel ID: 174 7 0 1 215

**SKETCH**



UnSketched SubAreas:  
FFL: 1383,  
BMT: 1311,  
WDK: 160,

**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**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**IMAGE**

AssessPro Patriot Properties, Inc

