



PROPERTY LOCATION

No	Alt No	Direction/Street/City
224		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	ROEHR MARCIA
Owner 2:	
Owner 3:	
Street 1:	224 ASPEN CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PERRY JOHN R -
Owner 2:	PERRY MARILYN H -
Street 1:	224 ASPEN CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4920

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, 3 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

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	0.0000	FP																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	572,700	2,400	0.000		575,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.49						/Parcel: 291.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	512,600	3000			515,600	515,600	Year End Roll	10/19/2021
2021	102	FV	509,900	3000			512,900	512,900	Year End Roll	10/15/2020
2020	102	FV	509,900	3000			512,900	512,900	Year End Roll	9/26/2019
2019	102	FV	457,500	3000			460,500	460,500	Create Final value 2019	6/4/2019
2018	102	FV	457,500	3000			460,500	460,500	Year End Roll	9/28/2017
2017	102	FV	418,400	3000			421,400	421,400	Year End Roll	9/29/2016
2016	102	FV	406,700	3000			409,700	409,700	Year End Roll	1/14/2016
2015	102	FV	395,000	3000			398,000	398,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERRY JOHN R,	46401-483		11/1/2005	CHD>SALE	546,000	No	No			
EVERETT POPE ET	13013-564		7/9/1976		69,900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/18/2005	3322	RENOVATI	105,000	C				basement, master ba

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
12/12/2006			
6/17/2006	PERMIT VISIT	615	
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN
Sty Ht:	1A - 1A
(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:	4 - CARPET		
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

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

BATH FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.018999999
Name:	2 - FARRAR POND

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	187.00
Size Adj.:	1.16637743
Const Adj.:	0.98000002
Adj \$ / SQ:	213.750
Other Features:	37085
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	664408
Depreciation:	91688
Depreciated Total:	572720

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	434300.0000
Juris. Factor:		Before Depr:	322.12	
Special Features:	0	Val/Su Net:	192.44	
Final Total:	572700	Val/Su SzAd:	414.10	

COMMENTS

.019% COMMON INTEREST

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	5	BR	2	Baths	3	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 EFP: 198,
 WDK: 84,

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	Total Yard Items:	2,400	Total Special Features:		Total:	2,400
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	213.750	295,617	
BMT	BASEMENT	1,311	75.080	98,430	
EFP	ENCL PORCH	198	36.000	7,128	
WDK	WOOD DECK	84	31.210	2,622	
Net Sketched Area:		2,976	Total:	403,797	
Size Ad	1383	Gross Area	2976	FinArea	1973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45	A	0

IMAGE

AssessPro Patriot Properties, Inc

