



PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		ASPEN CR, LINCOLN
Unit #:		
Owner 1: HARMONAY MAUREEN		
Owner 2:		
Owner 3:		
Street 1: 241 ASPEN CR		
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
102	596,000	2,400	0.000		598,400
Total Card 596,000 2,400 0.000 598,400					
Total Parcel 596,000 2,400 0.000 598,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.56		/Parcel: 250.56	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
12/24/21	

OWNERSHIP

Owner 1: LEMIRE TR - ROBERT A
Owner 2: LEMIRE TR - VIRGINIA M
Street 1: 241 ASPEN CR
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	531,600	3000	.		534,600	534,600	Year End Roll	10/19/2021
2021	102	FV	528,700	3000	.		531,700	531,700	Year End Roll	10/15/2020
2020	102	FV	528,700	3000	.		531,700	531,700	Year End Roll	9/26/2019
2019	102	FV	474,200	3000	.		477,200	477,200	Create Final value 2019	6/4/2019
2018	102	FV	474,200	3000	.		477,200	477,200	Year End Roll	9/28/2017
2017	102	FV	433,700	3000	.		436,700	436,700	Year End Roll	9/29/2016
2016	102	FV	421,500	3000	.		424,500	424,500	Year End Roll	1/14/2016
2015	102	FV	409,400	3000	.		412,400	412,400	Year End	10/2/2014

Parcel ID 174 7 0 4 241

PRINT

Date	Time
10/18/22	22:47:24

LAST REV

Date	Time
07/18/22	16:21:58

USER DEFINED

Prior Id # 1: 98 104 241
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: LEMIRE TR - ROBERT A
Owner 2: LEMIRE TR - VIRGINIA M
Street 1: 241 ASPEN CR
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEMIRE TR,ROBER	80360-479		6/30/2022		750,000	No	No			
LEMIRE ROBERT A	50924-24		3/24/2008	FAMILY		1	No	No		
WOLL EDWARD,	28793-440		7/1/1998		360,000	No	No			
ROBERT KIMNACH	15808-207		9/28/1984		182,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2021	R-21-0094	WINDOWS	2,718	C				Replace 1 window
10/31/2019	R-10-0190	WINDOWS	2,497	C				Replace 1 window -
10/26/2012	5205	WINDOWS	5,675	C				replace 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	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

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																

Sign: VERIFICATION OF VISIT NOT DATA

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:	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:	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:	NO
% Com Wal:	0	% Sprinkled:	0

Full Bath:	2	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:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.017999999
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.:	1.15907478
Const Adj.:	0.98000002
Adj \$ / SQ:	212.412
Other Features:	29536
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	691365
Depreciation:	95408
Depreciated Total:	595957

CALC SUMMARY

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	444100.0000
Juris. Factor:		Before Depr:	320.10	
Special Features:	0	Val/Su Net:	186.37	
Final Total:	596000	Val/Su SzAd	424.20	

COMMENTS

.018% 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	Bath	2	HB					

REMODELING

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

RES BREAKDOWN

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

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
EFP: 338,
PAT: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	212.410	298,439	
BMT	BASEMENT	1,311	88.950	116,610	
EFP	ENCL PORCH	338	36.000	12,168	
PAT	PATIO	144	14.000	2,016	
Net Sketched Area:		3,198	Total:	429,233	
Size Ad	1405	Gross Area	3198	FinArea	2388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	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

PARCEL ID

174 7 0 4 241

IMAGE

AssessPro Patriot Properties, Inc



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