



PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		ASPEN CR, LINCOLN
Unit #:		
Owner 1: SHER LAURA		
Owner 2:		
Owner 3:		
Street 1: 242 ASPEN CIR APT 242		
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	Legal Description
102	608,800	2,400	0.000		611,200	3738
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 281.71						/Parcel: 281.71

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/24/21

OWNERSHIP

Owner 1: SHER LAURA		
Owner 2:		
Owner 3:		
Street 1: 242 ASPEN CIR APT 242		
Street 2:		
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	540,700	3000	.		543,700	543,700	Year End Roll	10/19/2021
2021	102	FV	537,800	3000	.		540,800	540,800	Year End Roll	10/15/2020
2020	102	FV	537,800	3000	.		540,800	540,800	Year End Roll	9/26/2019
2019	102	FV	482,700	3000	.		485,700	485,700	Create Final value 2019	6/4/2019
2018	102	FV	482,700	3000	.		485,700	485,700	Year End Roll	9/28/2017
2017	102	FV	441,400	3000	.		444,400	444,400	Year End Roll	9/29/2016
2016	102	FV	429,100	3000	.		432,100	432,100	Year End Roll	1/14/2016
2015	102	FV	416,700	3000	.		419,700	419,700	Year End	10/2/2014

Parcel ID 174 7 0 4 242

PREVIOUS OWNER

Owner 1: GOSSELIN - JEAN P		
Owner 2: GOSSELIN - KATHRYN G		
Street 1: 242 ASPEN CIR APT 242		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

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
GOSSELIN,JEAN P	74492-290		4/17/2020		535,000	No	No			
GOSSELIN,JEAN P	69017-4		3/17/2017	FAMILY	1	No	No			
SLAVIN GERALD D	57185-457		7/25/2011		413,500	No	No			
MCQUILLAN MARK	35777-178		6/27/2002		449,000	No	No			
WILSON LORETTA	33252-469		7/16/2001		435,000	No	No			
WILSON LORETTA	31847-081		9/12/2000	CONVENIENC		No	No			
WARD S. SANDS	19666-150		2/24/1989		252,500	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/29/2011	4941	RENOVATI	47,000	C	3/6/2012			Kit & bth

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
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	

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 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.	0.000	FP																

Sign: VERIFICATION OF VISIT NOT DATA

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: 15 - CARPET, Sec Floors: 3 - HARDWOOD, 33%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 3 - ELECTRIC, Heat Type: 15 - HEAT PUMP, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

INTERIOR INFORMATION

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

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: 2, 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, 9.7%, Functional: %, Economic: %, Special: %, Override: %, Total: 9.7%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 187.00, Size Adj.: 1.16637743, Const Adj.: 0.98646802, Adj \$ / SQ: 215.161, Other Features: 45068, Grade Factor: 1.10, Neighborhood Inf: 1.37000000, LUC Factor: 1.00, Adj Total: 674210, Depreciation: 65398, Depreciated Total: 608812

COMMENTS

.018% COMMON INTEREST .

RESIDENTIAL GRID

Table with residential grid details: 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

SKETCH

UnSketched SubAreas: FFL: 1383, BMT: 1311, EFP: 162, PAT: 64.

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

SPEC FEATURES/YARD ITEMS

Table with spec features and 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

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 436600.0000, Juris. Factor, Before Depr, 324.25, Special Features, 0, Val/Su Net, 208.49, Final Total, 608800, Val/Su SzAd, 440.20

PARCEL ID

174 7 0 4 242

IMAGE

AssessPro Patriot Properties, Inc



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