174	7	0	4	244	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 554,500
!2526!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	AHMED SHIHAB
Owner 2:	
Owner 3:	
Street 1:	244 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MAULTSBY - LAURENCE
Owner 2:	MAULTSBY - EMILY
Street 1:	244 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
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, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	552,100	2,400	0.000		554,500
Total Card	552,100	2,400	0.000		554,500
Total Parcel	552,100	2,400	0.000		554,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.71 | /Parcel: 290.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

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

PREVIOUS ASSESSMENT

Parcel ID 174 7 0 4 244

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	493,200	3000	.		496,200	496,200	Year End Roll	10/19/2021
2021	102	FV	490,600	3000	.		493,600	493,600	Year End Roll	10/15/2020
2020	102	FV	490,600	3000	.		493,600	493,600	Year End Roll	9/26/2019
2019	102	FV	440,000	3000	.		443,000	443,000	Create Final value 2019	6/4/2019
2018	102	FV	440,000	3000	.		443,000	443,000	Year End Roll	9/28/2017
2017	102	FV	402,300	3000	.		405,300	405,300	Year End Roll	9/29/2016
2016	102	FV	391,100	3000	.		394,100	394,100	Year End Roll	1/14/2016
2015	102	FV	379,800	3000	.		382,800	382,800	Year End	10/2/2014

PRINT

Date	Time
10/18/22	22:47:57

LAST REV

Date	Time
12/24/21	13:25:51
apro	
2526	

USER DEFINED

Prior Id # 1:	98 104 244
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAULTSBY,LAUREN	67550-481		7/1/2016		514,000	No	No			
ALLISON,MARION	62347-581		7/30/2013		375,000	No	No			
ALLISON MARION	46336-86		10/25/2005	CONVENIENC	1	No	No			LIFE ESTATE
ALLISON JOHN R,	46336-84		10/25/2005	CONVENIENC	1	No	No			
EVELYN RAYNER	22085-243		6/1/1992		210,000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS+INSPCTD	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 Influ	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:	

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:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	50	%
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

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

DEPRECIATION

Phys Cond:	AV - Average	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.8	%

CALC SUMMARY

Basic $ / SQ:	187.00
Size Adj.:	1.16637743
Const Adj.:	0.98980004
Adj $ / SQ:	215.888
Other Features:	33549
Grade Factor:	1.10
Neighborhood Inf:	1.37000000
LUC Factor:	1.00
Adj Total:	640447
Depreciation:	88382
Depreciated Total:	552065

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	RMs:	5	BRs:	2	Baths:	2	HB	1

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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	415700.0000

Juris. Factor:		Before Depr:	325.34
Special Features:	0	Val/Su Net:	193.45
Final Total:	552100	Val/Su SzAd	399.20

SKETCH

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,383	215.890	298,573
BMT	BASEMENT	1,311	68.000	89,154
WDK	WOOD DECK	160	23.160	3,705

Net Sketched Area:		2,854		Total:	391,432
Size Ad	1383	Gross Area	2854	FinArea	1907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	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	1	A	AV	1976	6,000.00	T	60	102			2,400			2,400

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

PARCEL ID

174 7 0 4 244

IMAGE

AssessPro Patriot Properties, Inc