



**PROPERTY LOCATION**

| No                       | Alt No     | Direction/Street/City |
|--------------------------|------------|-----------------------|
| 245                      |            | ASPEN CR, LINCOLN     |
| Unit #:                  |            |                       |
| Owner 1: DEACUTIS MARTIN |            |                       |
| Owner 2: SHERIFF CYNTHIA |            |                       |
| Owner 3:                 |            |                       |
| Street 1: 245 ASPEN CR   |            |                       |
| Street 2:                |            |                       |
| Twn/City: LINCOLN        |            |                       |
| St/Prov:                 | MA         | Cntry: Own Occ: Y     |
| Postal:                  | 01773-4922 | Type:                 |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|
| 102                                   | 533,000        | 2,400      | 0.000     |            | 535,400     | 1905              |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |
| Total Parcel                          |                |            |           |            |             | Total Land:       |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |
| Total Value per SQ unit /Card: 387.13 |                |            |           |            |             | /Parcel: 387.13   |

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

**PREVIOUS OWNER**

|                              |
|------------------------------|
| Owner 1: DIFRANCO - JOSEPH E |
| Owner 2: DIFRANCO - DONNA M  |
| Street 1: 245 ASPEN CR       |
| Twn/City: LINCOLN            |
| St/Prov: MA                  |
| Postal: 01773-4922           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022   | 102 | FV  | 476,700    | 3000      | .         |            | 479,700     | 479,700       | Year End Roll           | 10/19/2021 |
| 2021   | 102 | FV  | 466,200    | 3000      | .         |            | 469,200     | 469,200       | Year End Roll           | 10/15/2020 |
| 2020   | 102 | FV  | 466,200    | 3000      | .         |            | 469,200     | 469,200       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 418,000    | 3000      | .         |            | 421,000     | 421,000       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 418,000    | 3000      | .         |            | 421,000     | 421,000       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 382,300    | 3000      | .         |            | 385,300     | 385,300       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 371,600    | 3000      | .         |            | 374,600     | 374,600       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 360,900    | 3000      | .         |            | 363,900     | 363,900       | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| DIFRANCO,JOSEPH | 68271-268 |      | 10/25/2016 |           | 485,000    | No | No  |       |                 |       |
| BERGER PATRICIA | 53253-582 |      | 7/22/2009  |           | 350,000    | No | No  |       |                 |       |
| PAYNE H MORSE,  | 33025-404 |      | 6/8/2001   |           | 378,350    | No | No  |       |                 |       |
| EVERETT POPE ET | 13039-583 |      | 8/18/1976  |           | 68,500     | 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            |
|----------|-----------|---------|--------|-----|------------|----------|----------|--------------------|
| 4/1/2020 | R-20-0057 | KITCHEN | 27,525 | C   |            |          |          | Kitchen remodel; r |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/24/2021 | INSPECTED    | 5   | TB        |
| 7/8/2021   | QUESTIONNAIR | 624 | W Coelho  |
| 4/16/2012  | MEAS+INSPCTD | 25  | D ERSKINE |
| 3/13/2004  | M&L COMPLETE | 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 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: | SpI Credit | Total: |
|----------------------|-------------------|-----------------|-------|---------------|----------|--------|------------|--------|

**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 info: 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: 5 - LINO/VINYL, 30%, 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

**SPEC FEATURES/YARD ITEMS**

Table with 14 columns: 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. Row 1: 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 Features: Total: 2,400

**BATH FEATURES**

Table with bath features: 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

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

**CONDO INFORMATION**

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.018999999, Name: 2 - FARRAR POND

**DEPRECIATION**

Table with depreciation: Phys Cond: AV - Average, 13.%, Functional: %, Economic: %, Special: %, Override: , Total: 13.8%

**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 187.00, Size Adj.: 1.16637743, Const Adj.: 0.99078006, Adj \$ / SQ: 216.102, Other Features: 36636, Grade Factor: 1.10, Neighborhood Inf: 1.37000000, LUC Factor: 1.00, Adj Total: 618354, Depreciation: 85333, Depreciated Total: 533022

**COMMENTS**

.019% 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: 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, 420400.0000, Juris. Factor, Before Depr: 325.67, Special Features: 0, Val/Su Net: 185.46, Final Total: 533000, Val/Su SzAd: 385.39

**SKETCH**

UnSketched SubAreas: FFL: 1383, BMT: 1311, WDK: 180,

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows: FFL 1ST FLOOR, BMT BASEMENT, WDK WOOD DECK. Totals: Net Sketched Area: 2,874, Total: 373,686. Size Ad: 1383, Gross Area: 2874, FinArea: 1383

**SUB AREA DETAIL**

**IMAGE**

AssessPro Patriot Properties, Inc



**PARCEL ID** 174 7 0 4 245