



PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		CHESTNUT CR, LINCOLN

OWNERSHIP

Owner 1:	PIECE GEOFFREY B
Owner 2:	PIECE BETTE J
Owner 3:	
Street 1:	114 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4914 Type:

PREVIOUS OWNER

Owner 1:	RUSS CLIVE J -
Owner 2:	RUSS FAITH W -
Street 1:	114 CHESNUT CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4914

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	657,100	2,400	0.000		659,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 239.91						/Parcel: 239.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	612,400	2400	.		614,800	614,800	Year end	11/3/2022
2022	102	FV	548,700	2900	.		551,600	551,600	Year End Roll	10/19/2021
2021	102	FV	545,800	2900	.		548,700	548,700	Year End Roll	10/15/2020
2020	102	FV	545,800	2900	.		548,700	548,700	Year End Roll	9/26/2019
2019	102	FV	494,500	2900	.		497,400	497,400	Create Final value 2019	6/4/2019
2018	102	FV	494,500	2900	.		497,400	497,400	Year End Roll	9/28/2017
2017	102	FV	452,200	2900	.		455,100	455,100	Year End Roll	9/29/2016
2016	102	FV	439,500	2900	.		442,400	442,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUSS CLIVE J,	35790-56		6/28/2002		454,000	No	No			
REIDEL ARTHUR	22437-304		9/28/1992		195,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/1993	189	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
12/14/1993	PERMIT VISIT	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	2	- 2
(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:	1974	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:		%
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

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	1974	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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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:	1	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.011800000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	14.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			14.4%

CALC SUMMARY

Basic \$ / SQ:	181.00
Size Adj.:	1.04381669
Const Adj.:	0.99959999
Adj \$ / SQ:	188.855
Other Features:	34012
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	767644
Depreciation:	110541
Depreciated Total:	657104

COMMENTS

C UNIT	
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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:	6	BRs:	3	Baths:	2	HB:	1					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	451400.0000
Juris. Factor:		Before Depr:	305.38		
Special Features:	0	Val/Su Net:	216.86		
Final Total:	657100	Val/Su SzAd:	350.27		

PARCEL ID

174 6 0 1 4

SKETCH

Unsketched SubAreas:
 SFL: 896,
 FFL: 980,
 BMT: 970,
 PAT: 144,
 WDKF=1: 40,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	188.860	185,078	
BMT	BASEMENT	970	85.460	82,893	
SFL	2ND FLOOR	896	188.860	169,214	
PAT	PATIO	144	14.000	2,016	
WDK	WOOD DECK	40	38.000	1,520	
Net Sketched Area:		3,030	Total:	440,721	
Size Ad	1876	Gross Area	3030	FinArea	2749

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

