

Town Of Lincoln



PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 122 |        | CHESTNUT CR, LINCOLN  |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | DE OLIVEIRA LUIZ    |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 122 CHESTNUT CIRCLE |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                     |
|-----------|---------------------|
| Owner 1:  | WEBSTER - STEPHEN H |
| Owner 2:  | ROSS - ROBIN J      |
| Street 1: | 1424 EASTON RD      |
| Twn/City: | FRANCONIA           |
| St/Prov:  | NH Cntry            |
| Postal:   | 03580               |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 |

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    |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 102                     | 758,500        | 2,400                                 | 0.000     |                 | 760,900     |
| Total Card              |                | 758,500                               | 2,400     | 0.000           | 760,900     |
| Total Parcel            |                | 758,500                               | 2,400     | 0.000           | 760,900     |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 312.90 |           | /Parcel: 312.90 |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |
|                   | Insp Date |
|                   | 04/11/12  |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023   | 102 | FV  | 706,900    | 2400      | .         |            | 709,300     | 709,300       | Year end                | 11/3/2022  |
| 2022   | 102 | FV  | 618,100    | 2900      | .         |            | 621,000     | 621,000       | Year End Roll           | 10/19/2021 |
| 2021   | 102 | FV  | 614,800    | 2900      | .         |            | 617,700     | 617,700       | Year End Roll           | 10/15/2020 |
| 2020   | 102 | FV  | 593,300    | 2900      | .         |            | 596,200     | 596,200       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 532,600    | 2900      | .         |            | 535,500     | 535,500       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 532,600    | 2900      | .         |            | 535,500     | 535,500       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 487,000    | 2900      | .         |            | 489,900     | 489,900       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 473,400    | 2900      | .         |            | 476,300     | 476,300       | Year End Roll           | 1/14/2016  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                       |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-----------------------------|
| WEBSTER,STEPHEN | 73467-142 |      | 10/16/2019 |           | 675,000    | No | No  |       |                 |                             |
| GOODWIN MARY D, | 49075-58  |      | 3/2/2007   | CHD>SALE  | 425,000    | No | No  |       |                 | Complete remodel after sale |
| HOLMES DUNBAR,  | 28618-004 |      | 5/20/1998  |           | 275,000    | No | No  |       |                 | PRIVATE SALE                |
| SMITH, KATHLEEN | 24511-142 |      | 5/4/1994   |           | 217,000    | No | No  |       |                 |                             |
| MORSER CALVIN   | 17204-520 |      | 7/16/1986  |           | 233,000    | No | No  |       |                 |                             |

BUILDING PERMITS

| Date      | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 3/16/2007 | 3623   | RENOVATI | 130,387 | C   | 6/12/2007  |          |          | rem kit & 2 bath+b |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 4/11/2012 | MEAS/EXT INS | 25  | D ERSKINE |
| 5/15/2008 | MEAS+INSPCTD | 100 |           |
| 6/26/2007 | MEAS+INSPCTD | 100 |           |
| 2/23/2004 | M&L EXTERIOR | 615 |           |
| 5/19/1997 | MEAS+INSPCTD | 600 |           |
| 4/26/1996 | MEAS/EXT INS | 606 |           |
| 4/11/1987 | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

