



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SUGAR SUSAN
Owner 2:	
Owner 3:	
Street 1:	133 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4916 Type:

PREVIOUS OWNER

Owner 1:	MOU YUNG AN -
Owner 2:	-
Street 1:	133 CHESNUT CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4916

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, 2 HalfBaths, 0 3/4 Baths, 5 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:						
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	Legal Description	User Acct
102	644,700	2,400	0.000		647,100		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 231.31						/Parcel: 231.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	600,900	2400	.		603,300	603,300	Year end	11/3/2022
2022	102	FV	538,900	2900	.		541,800	541,800	Year End Roll	10/19/2021
2021	102	FV	536,100	2900	.		539,000	539,000	Year End Roll	10/15/2020
2020	102	FV	536,100	2900	.		539,000	539,000	Year End Roll	9/26/2019
2019	102	FV	485,700	2900	.		488,600	488,600	Create Final value 2019	6/4/2019
2018	102	FV	485,700	2900	.		488,600	488,600	Year End Roll	9/28/2017
2017	102	FV	444,200	2900	.		447,100	447,100	Year End Roll	9/29/2016
2016	102	FV	431,800	2900	.		434,700	434,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOU YUNG AN,	45945-87		8/25/2005		534,000	No	No			
MOU YU-JUN C	28101-428		1/23/1998	CONVENIENC	76,000	No	No			
NORRIS EST. OF	23480-284		7/30/1993	OTHER	185,000	No	No		ESTATE SALE	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/8/2007	3786	MANUAL	3,905	C				add new window to
7/18/2006	3477	RENOVATI	21,000	C	5/25/2007			bath&closet2ndfl;n
7/1/1995	370	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS+INSPCTD	100	
3/3/2004	M&L EXTERIOR	615	
5/19/1997	MEAS/EXT INS	600	
4/26/1996	MEAS/EXT INS	606	
12/14/1993	PERMIT VISIT	600	
4/1/1987	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:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	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:	NO
% 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:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.012600000	
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.:	0.98980004
Adj \$ / SQ:	187.004
Other Features:	36479
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	753199
Depreciation:	108461
Depreciated Total:	644738

COMMENTS

C UNIT .

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	RM	5	BR	3	Bath	2	HB	2				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	2
Totals			
1	5	3	

SKETCH

UnSketched SubAreas:
 BMT: 970,
 FFL: 980,
 SFL: 896,
 WDK: 40,
 PAT: 144,
 WDK: 80,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	187.000	183,264	
BMT	BASEMENT	970	75.620	73,351	
SFL	2ND FLOOR	896	187.000	167,555	
PAT	PATIO	144	14.000	2,016	
WDK	WOOD DECK	120	26.130	3,135	
Net Sketched Area:		3,110	Total:	429,321	
Size Ad	1876	Gross Area	3110	FinArea	2798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

174 6 0 3 3