



PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		CHESTNUT CR, LINCOLN
Unit #:		
Owner 1: KIMBALL TR HOPETON K		
Owner 2: KIMBALL TR GEORGE J		
Owner 3: HOPETON KIMBELL REV LIV TRUST		
Street 1: 141 CHESTNUT CIR		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
102	700,900	2,400	0.000		703,300			0			
Total Card							700,900	2,400	0.000	703,300	Entered Lot Size
Total Parcel							700,900	2,400	0.000	703,300	Total Land:
Source: Market Adj Cost							Total Value per SQ unit /Card: 321.36		/Parcel: 321.36	Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	04/11/12

OWNERSHIP

Owner 1: KIMBALL TR HOPETON K		
Owner 2: KIMBALL TR GEORGE J		
Owner 3: HOPETON KIMBELL REV LIV TRUST		
Street 1: 141 CHESTNUT CIR		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01773	Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	653,200	2400	.		655,600	655,600	Year end	11/3/2022
2022	102	FV	578,400	2900	.		581,300	581,300	Year End Roll	10/19/2021
2021	102	FV	575,300	2900	.		578,200	578,200	Year End Roll	10/15/2020
2020	102	FV	575,300	2900	.		578,200	578,200	Year End Roll	9/26/2019
2019	102	FV	515,900	2900	.		518,800	518,800	Create Final value 2019	6/4/2019
2018	102	FV	515,900	2900	.		518,800	518,800	Year End Roll	9/28/2017
2017	102	FV	471,800	2900	.		474,700	474,700	Year End Roll	9/29/2016
2016	102	FV	458,600	2900	.		461,500	461,500	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:38:15

LAST REV

Date	Time
06/17/19	09:30:41

PREVIOUS OWNER

Owner 1: KIMBALL - HOPETON	
Owner 2: -	
Street 1: 141 CHESTNUT CIR	
Street 2:	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIMBALL,HOPETON	72575-219		5/9/2019	FAMILY	10	No	No			
DANIELS,JANET B	56608-214		3/16/2011		459,000	No	No			
BEMIS ANN C,	43636-345		9/1/2004		487,000	No	No			
OLIVER JAMES	13334-548		11/17/1977		99,500	No	No			

TAX DISTRICT

PAT ACCT.

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, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/13/2011	4892	WDK	10,000	C				extent existing po
5/31/2011	4749	RENOVATI	10,000	C				reno kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/11/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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																

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	Spl Credit	Total:
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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:	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:		%
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: NO
% Com Wal:	0	% Sprinkled: 0

Phys Cond:	GD	- Good	10.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.1%

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

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

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.012800000	
Name:	2	- FARRAR POND

DEPRECIATION

Basic \$ / SQ:	187.00
Size Adj.:	1.06543911
Const Adj.:	0.98000002
Adj \$ / SQ:	195.252
Other Features:	35841
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	779665
Depreciation:	78746
Depreciated Total:	700919

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	501300.0000
Juris. Factor:		Before Depr:		315.72
Special Features:	0	Val/Su Net:		189.33
Final Total:	700900	Val/Su SzAd		397.11

COMPARABLE SALES

Parcel ID	174 6 0 4 1
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COMMENTS

A UNIT

RESIDENTIAL GRID

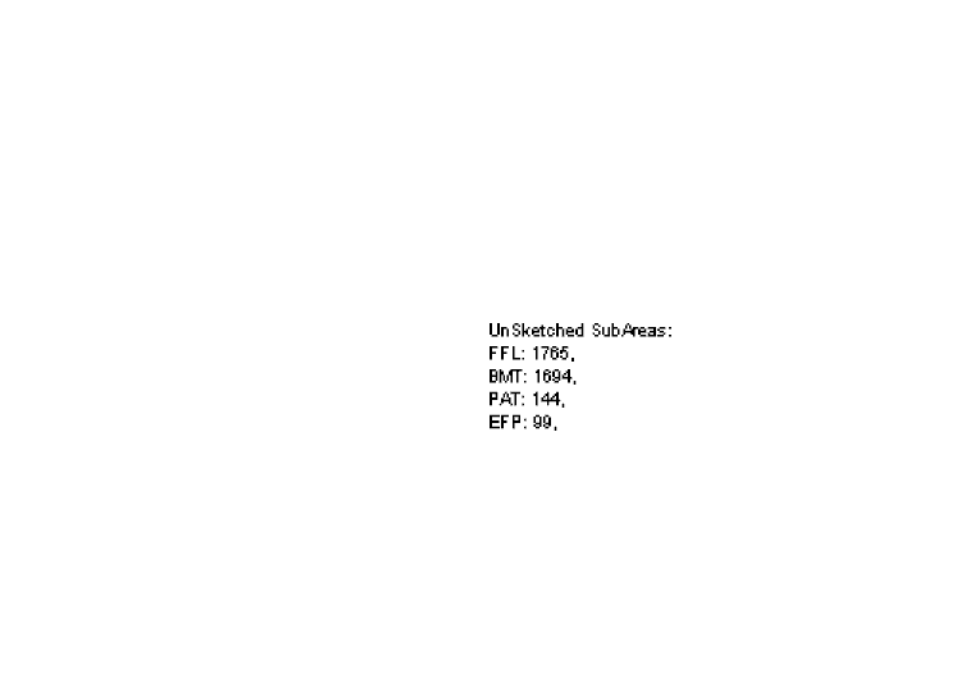
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	6	BR	3	Bath	2	HB					

REMODELING

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

RES BREAKDOWN

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

SKETCH

UnSketched SubAreas:
 FFL: 1765,
 BMT: 1694,
 PAT: 144,
 EFP: 99,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,765	195.250	344,620	
BMT	BASEMENT	1,694	56.750	96,126	
PAT	PATIO	144	14.000	2,016	
EFP	ENCL PORCH	99	36.000	3,564	
Net Sketched Area:		3,702	Total:	446,326	
Size Ad	1765	Gross Area	3702	FinArea	2189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

IMAGE

AssessPro Patriot Properties, Inc

