



PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		CHESTNUT CR, LINCOLN
Unit #:		
Owner 1: HIXON TR MARGARET M		
Owner 2: MARGARET HIXON 2007 REV TRUST		
Owner 3:		
Street 1: 146 CHESTNUT CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4917	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	641,900	2,400	0.000		644,300
Total Card 641,900 2,400 0.000 644,300					
Total Parcel 641,900 2,400 0.000 644,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 293.99		/Parcel: 293.99	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/11/12
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OWNERSHIP

Owner 1: LYNCH JR - DANIEL L
Owner 2: LYNCH - ANN T
Street 1: 146 CHESTNUT CR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4917 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	598,200	2400	.		600,600	600,600	Year end	11/3/2022
2022	102	FV	537,900	2900	.		540,800	540,800	Year End Roll	10/19/2021
2021	102	FV	535,000	2900	.		537,900	537,900	Year End Roll	10/15/2020
2020	102	FV	535,000	2900	.		537,900	537,900	Year End Roll	9/26/2019
2019	102	FV	480,200	2900	.		483,100	483,100	Create Final value 2019	6/4/2019
2018	102	FV	480,200	2900	.		483,100	483,100	Year End Roll	9/28/2017
2017	102	FV	439,200	2900	.		442,100	442,100	Year End Roll	9/29/2016
2016	102	FV	426,900	2900	.		429,800	429,800	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:39:18

LAST REV

Date	Time
06/27/19	15:26:20

apro
2500

USER DEFINED

Prior Id # 1:	98 103 146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PREVIOUS OWNER

Owner 1: LYNCH JR - DANIEL L
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYNCH JR,DANIEL	71832-54		11/1/2018		660,000	No	No			
VAN VLECK MARY	47420-256		5/9/2006		585,000	No	No			
VANVLECK, MARY	23865-144		11/5/1993	CONVENIENC		No	No			
DILLMAN DOUGLAS	22881-541		2/2/1993		238,000	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, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/4/2019	R-19-0021	MANUAL	6,477	C				Open blow cellulios
12/21/2018	7288	BATH	60,000	C	5/14/2019			Remodel 3 bathroom
11/4/1999	1842	MANUAL	25,000	C	6/4/2000			sunroom 6/4/00

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
6/4/2000	MEAS/EXT INS	611	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
12/14/1989	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 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																

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:	3	- HARDWOOD
Sec Floors:	15	- CARPET 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: 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:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

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:	0.011300000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	14.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			14.4	%

CALC SUMMARY

Basic \$ / SQ:	187.00
Size Adj.:	1.15907478
Const Adj.:	0.98980004
Adj \$ / SQ:	214.536
Other Features:	48830
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	749838
Depreciation:	107977
Depreciated Total:	641861

COMMENTS

E 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:s	6	BR:s	2	Bath:s	2	HB	1					

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 516100.0000
Juris. Factor:		Before Depr:	346.90	
Special Features:	0	Val/Su Net:	224.44	
Final Total:	641900	Val/Su SzAd:	456.87	

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
EFP: 144.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	214.540	301,423	
BMT	BASEMENT	1,311	82.600	108,284	
EFP	ENCL PORCH	144	36.000	5,184	
Net Sketched Area:		2,860	Total:	414,891	
Size Ad	1405	Gross Area	2860	FinArea	2192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID** 174 6 0 4 6

Appr Value	2,400	JCod	JFact	Juris. Value	2,400
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