174	6	0	5	3	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 611,600 !2502!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	METZGER STEPHEN
Owner 2:	BUNKER CATHERINE ELIZABETH
Owner 3:	
Street 1:	153 CHESTNUT CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GREENE - KATHLEEN M
Owner 2:	-
Street 1:	274 CHURCHILL STREET
Twn/City:	NORTHFIELD
St/Prov:	MA Cntry:
Postal:	60093

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	Descip	%	Item	Code	Descrip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	609,200	2,400	0.000		611,600
Total Card	609,200	2,400	0.000		611,600
Total Parcel	609,200	2,400	0.000		611,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.01 | /Parcel: 326.01

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 05/06/14

PREVIOUS ASSESSMENT

Parcel ID 174 6 0 5 3

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	567,800	2400	.		570,200	570,200	Year end	11/3/2022
2022	102	FV	510,900	2900	.		513,800	513,800	Year End Roll	10/19/2021
2021	102	FV	508,200	2900	.		511,100	511,100	Year End Roll	10/15/2020
2020	102	FV	508,200	2900	.		511,100	511,100	Year End Roll	9/26/2019
2019	102	FV	460,600	2900	.		463,500	463,500	Create Final value 2019	6/4/2019
2018	102	FV	460,600	2900	.		463,500	463,500	Year End Roll	9/28/2017
2017	102	FV	421,200	2900	.		424,100	424,100	Year End Roll	9/29/2016
2016	102	FV	409,400	2900	.		412,300	412,300	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:39:43

LAST REV

Date	Time
01/12/21	10:02:46

blakeley

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2502

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREENE,KATHLEEN	76495-402		12/22/2020		537,000	No	No			
GERVAIS, MAURIC	25657-341		9/15/1995		260,000	No	No			
BUCCI FRANK	18171-98		5/29/1987		282,500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2013	5586	KITCHEN	14,000	C	5/6/2014			reno kitchen
7/31/2000	2032	WDK	2,500	C	7/6/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
7/6/2001	MEAS/EXT INS	613	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98 103 153
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:	

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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro meadorse 2024

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:	15 - CARPET	50	%
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

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	14.	%
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:	39907
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	711676
Depreciation:	102481
Depreciated Total:	609195

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	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	

SKETCH

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 443100.0000

Juris. Factor:		Before Depr:	302.39
Special Features:	0	Val/Su Net:	201.06
Final Total:	609200	Val/Su SzAd	324.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	980	187.000	183,264
BMT	BASEMENT	970	46.750	45,348
SFL	2ND FLOOR	896	187.000	167,555
WDK	WOOD DECK	184	21.990	4,047

Net Sketched Area:	3,030			Total:	400,214
Size Ad	1876	Gross Area	3030	FinArea	1876

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

174 6 0 5 3

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	1	A	AV	1974	6,000.00	T	60	102			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400