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

TOTAL ASSESSED: 619,100 !2505!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CASEY THOMAS
Owner 2:	DIAZ CAROLINE TERESA GALLESE
Owner 3:	
Street 1:	156 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4918 Type:

PREVIOUS OWNER

Owner 1:	CASEY - THOMAS
Owner 2:	-
Street 1:	156 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4918

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, 5 Rooms, and 2 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	616,700	2,400	0.000		619,100
Total Card	616,700	2,400	0.000		619,100
Total Parcel	616,700	2,400	0.000		619,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.33 | /Parcel: 310.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

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

PREVIOUS ASSESSMENT

Parcel ID: 174 6 0 5 6

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	574,800	2400	.		577,200	577,200	Year end	11/3/2022
2022	102	FV	514,800	2900	.		517,700	517,700	Year End Roll	10/19/2021
2021	102	FV	512,100	2900	.		515,000	515,000	Year End Roll	10/15/2020
2020	102	FV	504,100	2900	.		507,000	507,000	Year End Roll	9/26/2019
2019	102	FV	452,000	2900	.		454,900	454,900	Create Final value 2019	6/4/2019
2018	102	FV	452,000	2900	.		454,900	454,900	Year End Roll	9/28/2017
2017	102	FV	413,400	2900	.		416,300	416,300	Year End Roll	9/29/2016
2016	102	FV	401,800	2900	.		404,700	404,700	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:40:21

LAST REV

Date	Time
02/07/22	15:19:26

blakeley

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASEY,THOMAS	72889-349		7/8/2019	FAMILY	1	No	No			
CASEY,THOMAS	72889-345		7/8/2019	FAMILY	1	No	No			
GLENDON,DIANA	71683-240		9/28/2018		550,000	No	No			
CATE PHILIP JR	16937-148		4/24/1986		200,000	No	No			Richard D.O.Death 9/8/2009

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2021	MEC-21-0018	MANUAL	9,999	C				Install single zon
6/27/2019	R-19-0083	KITCHEN	22,835	C	11/13/2019			Remove cabinets &
4/26/2019	R-19-0035	MANUAL	3,241	C				Air sealing insula

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	98 103 156
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:	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:	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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011000000
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:	43347
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	720500
Depreciation:	103752
Depreciated Total:	616748

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	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

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

RES BREAKDOWN

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

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
PAT: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,405	214.540	301,423
BMT	BASEMENT	1,311	75.360	98,791
PAT	PATIO	144	14.000	2,016

Net Sketched Area:	2,860	Total:	402,230
Size Ad	1405	Gross Area	2860	FinArea	1995
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	444100.0000

Juris. Factor:		Before Depr:	346.90
Special Features:	0	Val/Su Net:	215.63
Final Total:	616700	Val/Su SzAd	438.93

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

174 6 0 5 6

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