



PROPERTY LOCATION

No	Alt No	Direction/Street/City
233		ASPEN CR, LINCOLN
Unit #:		
Owner 1: BROWN TR DOROTHY BLANCHARD		
Owner 2: BROWN TR FREDERICK O		
Owner 3: DOROTHY BLANCHARD BROWN LIV TR		
Street 1: 233 ASPEN CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal: 01773-4921		Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	657,400	2,400	0.000		659,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		258.24	/Parcel:	258.24	Land Unit Type:

GIS Ref
GIS Ref
Insp Date
12/24/21

PREVIOUS OWNER

Owner 1: ALLEN DOROTHY M TR -		
Owner 2: DOROTHY M ALLEN LIVING TRUST -		
Street 1: 233 ASPEN CR		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry:
Postal: 01773-4921		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	612,700	2400	.		615,100	615,100	Year end	11/3/2022
2022	102	FV	550,300	3000	.		553,300	553,300	Year End Roll	10/19/2021
2021	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	10/15/2020
2020	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	9/26/2019
2019	102	FV	496,200	3000	.		499,200	499,200	Create Final value 2019	6/4/2019
2018	102	FV	496,200	3000	.		499,200	499,200	Year End Roll	9/28/2017
2017	102	FV	453,800	3000	.		456,800	456,800	Year End Roll	9/29/2016
2016	102	FV	441,100	3000	.		444,100	444,100	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:43:16

LAST REV

Date	Time
12/24/21	06:56:54

apro
2519

USER DEFINED

Prior Id # 1:	98 104 233
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:	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN DOROTHY M	56691-214		4/4/2011	FAMILY		1	No	No		
FARAN JAMES J J	43906-462		10/15/2004		525,000	No	No			
FARAN JAMES J F	38232-604		3/10/2003	CONVENIENC	100	No	No			
HOUTZEEL ALEXAN	28038-162		12/31/1997		340,000	No	No			
HOUTZEEL STEPHA	23061-432		4/9/1993	FAMILY	260,000	No	No		FAMILY TRANSFER	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
12/1/2004	MEAS+INSPCTD	600	
3/27/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

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

Sign: VERIFICATION OF VISIT NOT DATA

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 Infl	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:		SpI Credit:		Total:	
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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:	1976	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

DEPRECIATION

Phys Cond:	AV	- Average	13.8%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			13.8%

CALC SUMMARY

Basic \$ / SQ:	181.00
Size Adj.:	1.04381669
Const Adj.:	0.98980004
Adj \$ / SQ:	187.004
Other Features:	49780
Grade Factor:	1.10
Neighborhood Inf:	1.47000003
LUC Factor:	1.00
Adj Total:	762642
Depreciation:	105245
Depreciated Total:	657397

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	1976	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:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	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:	0.023000000	
Name:	2	- FARRAR POND

COMMENTS

.023% COMMON INTEREST 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's:	6	BR's:	3	Baths:	3	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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	457400.0000
Juris. Factor:		Before Depr:		302.39
Special Features:	0	Val/Su Net:		212.00
Final Total:	657400	Val/Su SzAd:		350.43

PARCEL ID

174 7 0 3 233

SKETCH

UnSketched SubAreas:
SFL: 896,
FFL: 980,
BMT: 970,
WDK: 200,
WDC: 55,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	187.000	183,264	
BMT	BASEMENT	970	68.020	65,982	
SFL	2ND FLOOR	896	187.000	167,555	
WDK	WOOD DECK	255	19.840	5,059	
Net Sketched Area:		3,101	Total:	421,860	
Size Ad	1876	Gross Area	3101	FinArea	2555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	0

IMAGE

AssessPro Patriot Properties, Inc

