



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: LOSCHEN CHRISTOPHER T
 Owner 2: GOLDEN E ALEXANDRA
 Owner 3:
 Street 1: 111 CHESTNUT CIRCLE
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	589,400	2,900	0.000		592,300	1857
Total Card 589,400 2,900 0.000 592,300						Entered Lot Size
Total Parcel 589,400 2,900 0.000 592,300						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 226.67		/Parcel: 226.67		Land Unit Type:

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

PREVIOUS OWNER

Owner 1: PEAVY - SARA
 Owner 2: -
 Street 1: 1675 YORK AVENUE
 Twn/City: NEW YORK
 St/Prov: NY Cntry
 Postal: 10128 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	9/26/2019
2019	102	FV	528,600	2900	.		531,500	531,500	Create Final value 2019	6/4/2019
2018	102	FV	528,600	2900	.		531,500	531,500	Year End Roll	9/28/2017
2017	102	FV	483,500	2900	.		486,400	486,400	Year End Roll	9/29/2016
2016	102	FV	469,900	2900	.		472,800	472,800	Year End Roll	1/14/2016
2015	102	FV	456,300	2900	.		459,200	459,200	Year End	10/2/2014
2014	102	FV	451,800	2900	.		454,700	454,700	Year End Roll	1/23/2014
2013	102	FV	422,000	2900	.		424,900	424,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEAVY,SARA	64784-160		1/12/2015	DIVORCE/ESTA	454500	No	No			
LEE TR,DAVID S	63938-150		7/18/2014	DIVORCE/ESTA	0	No	No			
PEAVY,LEO	63938-144		7/18/2014	DIVORCE/ESTA	0	No	No			
ABBOTT MARGARET	33968-218		11/1/2001	CHD>SALE	425000	No	No			
FARRAR PD.VILLA	12757-75		1/3/1975		73500	No	No			

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

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2015	6097	MANUAL	8,000	C				Sheet metal work t
12/14/2001	2412	MANUAL	95,000	C	6/29/2002			Reno kitchen, fini

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
6/29/2002	MEAS/EXT INS	613	
5/19/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

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:	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:	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	52.5	102			2,900			2,900							
<table border="0" style="width:100%"> <tr> <td>More:</td> <td>N</td> <td>Total Yard Items:</td> <td>2,900</td> <td>Total Special Features:</td> <td></td> <td>Total:</td> <td>2,900</td> </tr> </table>																		More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900																		

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:	0.011800000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	11.1%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.8%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.06543911
Const Adj.:	0.98000002
Adj \$ / SQ:	177.502
Other Features:	43687
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	668265
Depreciation:	78855
Depreciated Total:	589409

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	Baths:	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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	552900.0000
Juris. Factor:		Val/Su Fin:	225.56		
Special Features:	0	Val/Su Net:	158.23		
Final Total:	589400	Val/Su SzAd:	333.94		

SKETCH

UnSketched SubAreas:
 FFL: 1765,
 BMT: 1696,
 PAT: 144,
 OSP: 120,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,765	177.500	313,291	
BMT	BASEMENT	1,696	64.340	109,128	
PAT	PATIO	144	7.000	1,008	
OSP	SCRN PORCH	120	22.500	2,700	
Net Sketched Area:		3,725	Total:	426,127	
Size Ad	1765	Gross Area	3725	FinArea	2613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		50	A

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 174 6 0 1 1