



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HINES STEPHEN
Owner 2:	PHILLIPS CONSTANCE
Owner 3:	
Street 1:	116 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4914 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON - PATRICIA A
Owner 2:	-
Street 1:	116 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4914

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	Descp	%	Item	Code	Descp
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 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	483,400	2,900	0.000		486,300	1862
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 346.12						/Parcel: 346.12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	475,400	2900	.		478,300	478,300	Year End Roll	9/26/2019
2019	102	FV	426,300	2900	.		429,200	429,200	Create Final value 2019	6/4/2019
2018	102	FV	426,300	2900	.		429,200	429,200	Year End Roll	9/28/2017
2017	102	FV	389,900	2900	.		392,800	392,800	Year End Roll	9/29/2016
2016	102	FV	379,000	2900	.		381,900	381,900	Year End Roll	1/14/2016
2015	102	FV	368,000	2900	.		370,900	370,900	Year End	10/2/2014
2014	102	FV	364,400	2900	.		367,300	367,300	Year End Roll	1/23/2014
2013	102	FV	340,300	2900	.		343,200	343,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON,PATRIC	70938-386		4/30/2018		510000	No	No			
HEALEY JEANNE C	30465-379		7/27/1999		306000	No	No			
GARSDIE ALICE	21379-498		8/27/1991		209000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2018	7157	KITCHEN	18,000	C				Remodel the kitche
4/30/2001	2213	MANUAL	55,000	C	6/8/2001			sunroom 6/8/01 50%

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/18/2019	SALES INSP	621	N Cramer
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
4/13/2002	MEAS+INSPCTD	613	
6/8/2001	MEAS+INSPCTD	613	
5/23/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	98 103 116
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:	

PRINT

Date	Time
10/22/20	19:03:20

LAST REV

Date	Time
06/08/20	06:57:46

apro 2484

GENERAL 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:	%		
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

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.010200000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	11.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.8%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.15907478
Const Adj.:	0.99959999
Adj \$ / SQ:	196.964
Other Features:	36648
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	548024
Depreciation:	64667
Depreciated Total:	483357

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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:	413900.0000
Juris. Factor:		Val/Su Fin:	344.06
Special Features:	0	Val/Su Net:	165.55
Final Total:	483400	Val/Su SzAd:	344.06

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

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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SKETCH

UnSketched SubAreas:
 FFL: 1405,
 BMT: 1311,
 EFP: 204.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	196.960	276,734	
BMT	BASEMENT	1,311	49.240	64,555	
EFP	ENCL PORCH	204	36.000	7,344	
Net Sketched Area:		2,920	Total:	348,633	
Size Ad	1405	Gross Area	2920	FinArea	1405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

