



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: DE OLIVEIRA LUIZ
 Owner 2:
 Owner 3:
 Street 1: 122 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	User Acct
102	614,800	2,900	0.000		617,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card 614,800 2,900 0.000 617,700						Entered Lot Size	
Total Parcel 614,800 2,900 0.000 617,700						Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 254.01 /Parcel: 254.01						Land Unit Type:	

PREVIOUS OWNER

Owner 1: WEBSTER - STEPHEN H
 Owner 2: ROSS - ROBIN J
 Street 1: 1424 EASTON RD
 Twn/City: FRANCONIA
 St/Prov: NH Cntry
 Postal: 03580 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	593,300	2900	.		596,200	596,200	Year End Roll	9/26/2019
2019	102	FV	532,600	2900	.		535,500	535,500	Create Final value 2019	6/4/2019
2018	102	FV	532,600	2900	.		535,500	535,500	Year End Roll	9/28/2017
2017	102	FV	487,000	2900	.		489,900	489,900	Year End Roll	9/29/2016
2016	102	FV	473,400	2900	.		476,300	476,300	Year End Roll	1/14/2016
2015	102	FV	459,700	2900	.		462,600	462,600	Year End	10/2/2014
2014	102	FV	455,200	2900	.		458,100	458,100	Year End Roll	1/23/2014
2013	102	FV	425,500	2900	.		428,400	428,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WEBSTER,STEPHEN	73467-142		10/16/2019		675000	No	No			
GOODWIN MARY D,	49075-58		3/2/2007	CHD>SALE	425000	No	No			Complete remodel after sale
HOLMES DUNBAR,	28618-004		5/20/1998		275000	No	No			PRIVATE SALE
SMITH, KATHLEEN	24511-142		5/4/1994		217000	No	No			
MORSER CALVIN	17204-520		7/16/1986		233000	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, 3 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/16/2007	3623	RENOVATI	130,387	C	6/12/2007			rem kit & 2 bath+b

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
6/26/2007	MEAS+INSPCTD	100	
2/23/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
4/11/1987	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 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:
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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:	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

Full Bath:	3	Rating:	VERY GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

BATH FEATURES

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

OTHER FEATURES

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011400000
Name:	2 - FARRAR POND

CONDO INFORMATION

Phys Cond:	EX - Excellent	5.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		5.9%

DEPRECIATION

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.99959999
Adj \$ / SQ:	198.205
Other Features:	69587
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	653390
Depreciation:	38550
Depreciated Total:	614840

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	427300.0000
Juris. Factor:		Val/Su Fin:	252.80	
Special Features:	0	Val/Su Net:	214.29	
Final Total:	614800	Val/Su SzAd:	444.54	

COMMENTS

B UNIT BMT WALKOUT..

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:	5	BR:	2	Baths:	3	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: 1383,
 BMT: 1311,
 WDK: 175,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	198.200	274,117	
BMT	BASEMENT	1,311	85.230	111,734	
WDK	WOOD DECK	175	22.390	3,919	
Net Sketched Area:		2,869	Total:	389,770	
Size Ad	1383	Gross Area	2869	FinArea	2432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	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	1	A	AV	1974	6,000.00	T	52.5	102			2,900			2,900

PARCEL ID

174 6 0 2 2

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

AssessPro Patriot Properties, Inc

