

Town Of Lincoln



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SMOOT STEPHANIE E
Owner 2:	
Owner 3:	
Street 1:	126 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4915 Type:

**PREVIOUS OWNER**

Owner 1:	JACOBY TR - ANN A
Owner 2:	SWENSON TR - JACK W
Street 1:	126 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4915

**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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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	0.0000	FP																	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	488,000	2,900	0.000		490,900	1867
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 263.38						/Parcel: 263.38

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	488,000	2900	.		490,900	490,900	Year End Roll	9/26/2019
2019	102	FV	437,700	2900	.		440,600	440,600	Create Final value 2019	6/4/2019
2018	102	FV	437,700	2900	.		440,600	440,600	Year End Roll	9/28/2017
2017	102	FV	400,300	2900	.		403,200	403,200	Year End Roll	9/29/2016
2016	102	FV	389,000	2900	.		391,900	391,900	Year End Roll	1/14/2016
2015	102	FV	377,800	2900	.		380,700	380,700	Year End	10/2/2014
2014	102	FV	374,100	2900	.		377,000	377,000	Year End Roll	1/23/2014
2013	102	FV	349,300	2900	.		352,200	352,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JACOBY TR,ANN A	62978-159		11/25/2013		410000	No	No			
JACOBY ANN A,	34022-41		11/9/2001	CONVENIENC	1	No	No			
BARNABY JOHN/CH	23578-355		8/25/1993		215000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**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:	15	- CARPET	
Sec Floors:	3	- HARDWOOD	30%
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

**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

**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:	0.010100000	
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.:	1.15907478
Const Adj.:	0.98588008
Adj \$ / SQ:	194.260
Other Features:	36900
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	553310
Depreciation:	65291
Depreciated Total:	488020

**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	RM:	5	BR:	2	Bath:	2	HB					

**REMODELING**

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

**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	417600.0000
Juris. Factor:		Val/Su Fin:	261.80	
Special Features:	0	Val/Su Net:	170.63	
Final Total:	488000	Val/Su SzAd	347.33	

**SKETCH**

UnSketched SubAreas:  
FFL: 1405,  
BMT: 1311,  
PATF:1: 144,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	194.260	272,936	
BMT	BASEMENT	1,311	59.610	78,154	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		2,860	Total:	352,098	
Size Ad	1405	Gross Area	2860	FinArea	1864

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	0

**IMAGE**

**AssessPro** Patriot Properties, Inc



**PARCEL ID** 174 6 0 2 6