



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCDONALD NANCY S
Owner 2:	
Owner 3:	
Street 1:	136 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4916 Type:

PREVIOUS OWNER

Owner 1:	ROSEN - JOSEPH
Owner 2:	-
Street 1:	136 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4916

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

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 Infru	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	User Acct
102	459,500	2,900	0.000		462,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 329.11						/Parcel: 329.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	9/26/2019
2019	102	FV	411,800	2900	.		414,700	414,700	Create Final value 2019	6/4/2019
2018	102	FV	411,800	2900	.		414,700	414,700	Year End Roll	9/28/2017
2017	102	FV	376,600	2900	.		379,500	379,500	Year End Roll	9/29/2016
2016	102	FV	365,800	2900	.		368,700	368,700	Year End Roll	1/14/2016
2015	102	FV	355,200	2900	.		358,100	358,100	Year End	10/2/2014
2014	102	FV	351,700	2900	.		354,600	354,600	Year End Roll	1/23/2014
2013	102	FV	328,300	2900	.		331,200	331,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSEN,JOSEPH	66424-66		11/23/2015		415000	No	No			
KWASNAK WALTER	21243-550		6/25/1991		179000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/25/2016	6510	WINDOWS	18,857	C				Replace 5 windows
2/22/2016	6349	MANUAL	7,000	O				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/11/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	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:	4 - CARPET
Sec Floors:	3 - HARDWOOD 50%
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: 0
Solar HW:	NO Central Vac: Yes
% Com Wal:	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

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.:	0.98980004
Adj \$ / SQ:	195.033
Other Features:	27281
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	520929
Depreciation:	61470
Depreciated Total:	459459

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	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	

SKETCH

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 399800.0000
Juris. Factor:		Val/Su Fin:	327.05	
Special Features:	0	Val/Su Net:	160.66	
Final Total:	459500	Val/Su SzAd:	327.05	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,405	195.030	274,021
BMT	BASEMENT	1,311	48.760	63,922
PAT	PATIO	144	7.000	1,008
Net Sketched Area:		2,860	Total:	338,951
Size Ad	1405 Gross Area	2860	FinArea	1405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

PARCEL ID

174 6 0 3 6

More: N

Total Yard Items: 2,900 Total Special Features: Total: 2,900

IMAGE

AssessPro Patriot Properties, Inc

