



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KIMBALL TR HOPETON K
Owner 2:	KIMBALL TR GEORGE J
Owner 3:	HOPETON KIMBELL REV LIV TRUST
Street 1:	141 CHESTNUT CIR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KIMBALL - HOPETON
Owner 2:	-
Street 1:	141 CHESTNUT CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**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:						
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	575,300	2,900	0.000		578,200	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 264.20						/Parcel: 264.20

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	575,300	2900	.		578,200	578,200	Year End Roll	9/26/2019
2019	102	FV	515,900	2900	.		518,800	518,800	Create Final value 2019	6/4/2019
2018	102	FV	515,900	2900	.		518,800	518,800	Year End Roll	9/28/2017
2017	102	FV	471,800	2900	.		474,700	474,700	Year End Roll	9/29/2016
2016	102	FV	458,600	2900	.		461,500	461,500	Year End Roll	1/14/2016
2015	102	FV	445,300	2900	.		448,200	448,200	Year End	10/2/2014
2014	102	FV	440,900	2900	.		443,800	443,800	Year End Roll	1/23/2014
2013	102	FV	411,700	2900	.		414,600	414,600	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIMBALL,HOPETON	72575-219		5/9/2019	FAMILY	10	No	No			
DANIELS,JANET B	56608-214		3/16/2011		459000	No	No			
BEMIS ANN C,	43636-345		9/1/2004		487000	No	No			
OLIVER JAMES	13334-548		11/17/1977		99500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2011	4892	WDK	10,000	C				extent existing po
5/31/2011	4749	RENOVATI	10,000	C				reno kitchen

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/11/1987	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:		%
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: NO
% Com Wal:	0	% Sprinkled: 0

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

**BATH FEATURES**

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

**OTHER FEATURES**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.012800000	
Name:	2	- FARRAR POND

**CONDO INFORMATION**

Phys Cond:	GD	- Good	8.3%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			8.3%

**DEPRECIATION**

Basic \$ / SQ:	170.00
Size Adj.:	1.06543911
Const Adj.:	0.98000002
Adj \$ / SQ:	177.502
Other Features:	35841
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	627409
Depreciation:	52075
Depreciated Total:	575334

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	501300.0000
Juris. Factor:		Val/Su Fin:	262.81	
Special Features:	0	Val/Su Net:	155.40	
Final Total:	575300	Val/Su SzAd	325.95	

**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	

**SKETCH**

UnSketched SubAreas:  
 FFL: 1765,  
 BMT: 1694,  
 PAT: 144,  
 EFP: 99,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,765	177.500	313,291	
BMT	BASEMENT	1,694	51.590	87,388	
PAT	PATIO	144	7.000	1,008	
EFP	ENCL PORCH	99	36.000	3,564	
Net Sketched Area:		3,702	Total:	405,251	
Size Ad	1765	Gross Area	3702	FinArea	2189

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	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

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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**PARCEL ID**

174 6 0 4 1

**IMAGE**

AssessPro Patriot Properties, Inc

