



PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		CHESTNUT CR, LINCOLN
OWNERSHIP		
Owner 1: CALITRI MARY K		
Owner 2:		
Owner 3:		
Street 1: 142 CHESTNUT CR UNIT 2		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4917	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	488,100	2,900	0.000		491,000
Total Card 488,100 2,900 0.000 491,000					
Total Parcel 488,100 2,900 0.000 491,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 240.86		/Parcel: 240.86	

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

PREVIOUS OWNER

Owner 1:	SCHMERTZLER - ALVIN
Owner 2:	SCHMERTZLER - MARGARETTA
Street 1:	142 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Type:
Postal:	01773-4917

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	488,100	2900	.		491,000	491,000	Year End Roll	9/26/2019
2019	102	FV	437,600	2900	.		440,500	440,500	Create Final value 2019	6/4/2019
2018	102	FV	437,600	2900	.		440,500	440,500	Year End Roll	9/28/2017
2017	102	FV	400,200	2900	.		403,100	403,100	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	374,000	2900	.		376,900	376,900	Year End Roll	1/23/2014
2013	102	FV	349,200	2900	.		352,100	352,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SCHMERTZLER,ALV	70037-570		10/5/2017		570000	No	No	
BISHOP PHYLLIS	48254-542		9/29/2006		450000	No	No	
MACLEOD CAROL,	28783-396		6/30/1998		265000	No	No	
RIKER, EVELYN M	25628-532		9/1/1995		230000	No	No	
RIKER E WILLIAM	17749-604		1/2/1987	FAMILY	0	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, 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/25/2007	3803	SCREENPR	5,000	C	6/24/2008			construct screen e

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2008	PERMIT VISIT	100	
5/28/2008	CERT OF OCC	10	MARK R
3/3/2004	M&L EXTERIOR	615	
5/19/1997	MEAS/EXT INS	600	
4/1/1987	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 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																

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

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.010900000
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.:	1.16637743
Const Adj.:	0.98000002
Adj \$ / SQ:	194.318
Other Features:	30621
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	553367
Depreciation:	65297
Depreciated Total:	488070

COMMENTS

B 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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 444000.0000
Juris. Factor:		Val/Su Fin:	239.38	
Special Features:	0	Val/Su Net:	164.90	
Final Total:	488100	Val/Su SzAd:	352.93	

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 PATF=1: 45,
 O&P: 221,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	194.320	268,742	
BMT	BASEMENT	1,311	64.370	84,386	
OSP	SCRN PORCH	221	22.500	4,973	
PAT	PATIO	45	7.000	315	
Net Sketched Area:		2,960	Total:	358,416	
Size Ad	1383	Gross Area	2960	FinArea	2039

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 174 6 0 4 2