



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: MILAN DONALD B
 Owner 2: MILAN ELLEN
 Owner 3:
 Street 1: 152 CHESTNUT CR
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4918 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	464,300	2,900	0.000		467,200
Total Card 464,300 2,900 0.000 467,200					
Total Parcel 464,300 2,900 0.000 467,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 337.82		/Parcel: 337.82	

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

PREVIOUS OWNER

Owner 1: MILAN - DONALD B
 Owner 2: MILAN - ELLEN
 Street 1: 152 CHESTNUT CR
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4918

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	464,300	2900	.		467,200	467,200	Year End Roll	9/26/2019
2019	102	FV	416,400	2900	.		419,300	419,300	Create Final value 2019	6/4/2019
2018	102	FV	416,400	2900	.		419,300	419,300	Year End Roll	9/28/2017
2017	102	FV	374,100	2900	.		377,000	377,000	Year End Roll	9/29/2016
2016	102	FV	363,600	2900	.		366,500	366,500	Year End Roll	1/14/2016
2015	102	FV	353,100	2900	.		356,000	356,000	Year End	10/2/2014
2014	102	FV	349,600	2900	.		352,500	352,500	Year End Roll	1/23/2014
2013	102	FV	326,400	2900	.		329,300	329,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILAN, DONALD B	62630-589		9/13/2013	FAMILY	99	No	No			
REID CYNTHIA J	23597-370		8/30/1993		205000	No	No			SELLER NEEDED PRICE

TAX DISTRICT

PAT ACCT.

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
9/16/2016	6557	KITCHEN	4,700	C	2/7/2017			Kitchen remodel

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
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:	SpI Credit	Total:
----------------------	-------------------	-----------------	-------	---------------	----------	--------	------------	--------

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:	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:	0.010300000
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:	36636
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	526393
Depreciation:	62114
Depreciated Total:	464279

COMMENTS

B UNIT

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 5	BRs: 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	400600.0000
Juris. Factor:		Val/Su Fin:	335.72	
Special Features:	0	Val/Su Net:	163.60	
Final Total:	464300	Val/Su SzAd:	335.72	

PARCEL ID

174 6 0 5 2

SKETCH

Unsketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 PATF=1: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,383	194.320	268,742
BMT	BASEMENT	1,311	48.580	63,688
PAT	PATIO	144	7.000	1,008
Net Sketched Area:	2,838	Total:	333,438	
Size Ad	1383	Gross Area	2838	FinArea 1383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

