

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
214		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	COPPOCK MICHAEL R
Owner 2:	COPPOCK SUSAN E
Owner 3:	
Street 1:	214 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KREIDLER ANNE H -
Owner 2:	-
Street 1:	214 ASPEN 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-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	0.0000	FP																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	506,400	3,000	0.000		509,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 271.54						/Parcel: 271.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	506,400	3000	.		509,400	509,400	Year End Roll	9/26/2019
2019	102	FV	458,900	3000	.		461,900	461,900	Create Final value 2019	6/4/2019
2018	102	FV	458,900	3000	.		461,900	461,900	Year End Roll	9/28/2017
2017	102	FV	419,600	3000	.		422,600	422,600	Year End Roll	9/29/2016
2016	102	FV	407,900	3000	.		410,900	410,900	Year End Roll	1/14/2016
2015	102	FV	396,100	3000	.		399,100	399,100	Year End	10/2/2014
2014	102	FV	392,200	3000	.		395,200	395,200	Year End Roll	1/23/2014
2013	102	FV	366,000	3000	.		369,000	369,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KREIDLER ANNE H	46236-352		10/6/2005		569000	No	No			
HELEN PICCININI	21539-568		11/15/1991		177000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS+INSPCTD	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(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:	1976 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:	3 - HARDWOOD
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	1976	6,000.00	T	49.5	102			3,000		3,000

More:  N

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	0.021000000
Name:	2 - FARRAR POND

**DEPRECIATION**

Phys Cond:	AV - Average	11.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>11.5%</b>

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.04381669
Const Adj.:	0.99959999
Adj \$ / SQ:	172.161
Other Features:	33532
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	572234
Depreciation:	65807
Depreciated Total:	506427

**COMMENTS**

C 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												
<b>Totals</b>	<b>RM</b> s: 6	<b>BR</b> s: 3	<b>Bath</b> s: 2	<b>HB</b> 1								

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	2
<b>Totals</b>			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
<b>WtAv\$/SQ:</b>		<b>AvRate:</b>		<b>Ind.Val</b> 485900.0000
		<b>Juris. Factor:</b>		<b>Val/Su Fin:</b> 269.94
		<b>Special Features:</b> 0		<b>Val/Su Net:</b> 167.13
		<b>Final Total:</b> 506400		<b>Val/Su SzAd:</b> 269.94

**PARCEL ID** 174 7 0 1 214

**SKETCH**

UnSketched SubAreas:  
SFL: 896,  
FFL: 980,  
BMT: 970,  
WDK: 144,  
WDKF=1: 40,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	980	172.160	168,718
BMT	BASEMENT	970	43.040	41,749
SFL	2ND FLOOR	896	172.160	154,256
WDK	WOOD DECK	184	21.990	4,047
<b>Net Sketched Area:</b> 3,030		<b>Total:</b> 368,770		
<b>Size Ad</b>	1876	<b>Gross Area</b>	3030	<b>FinArea</b> 1876

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc



More: <input type="checkbox"/> N	<b>Total Yard Items:</b> 3,000	<b>Total Special Features:</b>	<b>Total:</b> 3,000
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