



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELDRIDGE MAURICE P
Owner 2:	ELDRIDGE DALE ANDREW
Owner 3:	
Street 1:	223 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT - DAVID A
Owner 2:	WRIGHT - EVELYN P
Street 1:	223 ASPEN CR
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:				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 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	User Acct
102	574,900	3,000	0.000		577,900	2852	0
							GIS Ref
							GIS Ref
							Insp Date
							04/16/12
Total Card		574,900	3,000	0.000	577,900	Entered Lot Size	
Total Parcel		574,900	3,000	0.000	577,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 232.27			/Parcel: 232.27	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	574,900	3000	.		577,900	577,900	Year End Roll	9/26/2019
2019	102	FV	521,200	3000	.		524,200	524,200	Create Final value 2019	6/4/2019
2018	102	FV	521,200	3000	.		524,200	524,200	Year End Roll	9/28/2017
2017	102	FV	476,700	3000	.		479,700	479,700	Year End Roll	9/29/2016
2016	102	FV	463,300	3000	.		466,300	466,300	Year End Roll	1/14/2016
2015	102	FV	449,900	3000	.		452,900	452,900	Year End	10/2/2014
2014	102	FV	445,500	3000	.		448,500	448,500	Year End Roll	1/23/2014
2013	102	FV	416,200	3000	.		419,200	419,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WRIGHT,DAVID A	73158-572		8/23/2019		685000	No	No			
WASSON PAGE,	49729-130		7/3/2007		600000	No	No			
HANLON MARY G,	32432-531		2/14/2001		497000	No	No			
ROBERT W. HANLO	21983-87		4/29/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2008	3958	RENOVATI	60,000	C	5/26/2009			kitchen
11/30/2007	3829	RENOVATI	20,000	C	5/20/2008			remodel master bth

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	
3/3/2004	M&L COMPLETE	615	
5/23/1997	MEAS+INSPCTD	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:	15 - CARPET	30%	
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					Total Yard Items:				3,000	Total Special Features:				Total: 3,000				

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	1	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.023000000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	11.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.5%

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.00714290
Const Adj.:	0.99371994
Adj \$ / SQ:	165.135
Other Features:	57093
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	649569
Depreciation:	74700
Depreciated Total:	574868

COMMENTS

.023% COMMON INTEREST 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												
Totals	RMs: 6		BRs: 3		Baths: 2		HB 1					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	474600.0000
Juris. Factor:		Val/Su Fin:		231.07
Special Features:	0	Val/Su Net:		183.44
Final Total:	574900	Val/Su SzAd:		273.76

SKETCH

UnSketched SubAreas:
SFL: 896,
FFL: 980,
BMT: 970,
WDK: 64,
FFL: 224,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,204	165.130	198,822	
BMT	BASEMENT	970	52.020	50,457	
SFL	2ND FLOOR	896	165.130	147,961	
WDK	WOOD DECK	64	36.520	2,337	
Net Sketched Area:		3,134	Total:	399,577	
Size Ad	2100	Gross Area	3134	FinArea	2488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

IMAGE



AssessPro Patriot Properties, Inc