

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMITH TR HAROLD D
Owner 2:	SMITH TR ELIZABETH H
Owner 3:	SMITH FAMILY REALTY TRUST
Street 1:	231 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SMITH - HAROLD D
Owner 2:	SMITH - ELIZABETH H
Street 1:	231 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-GRDN Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:				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 Infru	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
102	589,700	3,100	0.000		592,800
Total Card		589,700	3,100	0.000	592,800
Total Parcel		589,700	3,100	0.000	592,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 248.93		/Parcel: 248.93	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	589,700	3100	.		592,800	592,800	Year End Roll	9/26/2019
2019	102	FV	528,700	3100	.		531,800	531,800	Create Final value 2019	6/4/2019
2018	102	FV	528,700	3100	.		531,800	531,800	Year End Roll	9/28/2017
2017	102	FV	483,500	3100	.		486,600	486,600	Year End Roll	9/29/2016
2016	102	FV	469,900	3100	.		473,000	473,000	Year End Roll	1/14/2016
2015	102	FV	456,400	3100	.		459,500	459,500	Year End	10/2/2014
2014	102	FV	451,900	3100	.		455,000	455,000	Year End Roll	1/23/2014
2013	102	FV	421,800	3100	.		424,900	424,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH,HAROLD D	62850-169		10/29/2013	FAMILY	100	No	No			
DARMAN RICHARD	57691-591		10/21/2011	DIVORCE/ESTA	360000	No	No			
EVERETT POPE ET	13013-554		7/9/1976		83500	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/1997	1296	RENOVATI	12,000	C	4/4/1998			4/4/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
4/4/1998	MEAS/EXT INS	602	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/26/1996	MEAS/EXT INS	606	

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:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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 50%		
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	1977	6,000.00	T	48	102			3,100			3,100	
More: N					Total Yard Items:				3,100	Total Special Features:					Total:				3,100

BATH FEATURES

Full Bath:	3	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:	E - END UNIT
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:		11.3%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.05016291
Const Adj.:	0.98980004
Adj \$ / SQ:	176.707
Other Features:	37310
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	664807
Depreciation:	75123
Depreciated Total:	589684

COMMENTS

.023% COMMON INTEREST D 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	S:	6	BR	S:	3	Baths:	3	HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	574300.0000
Juris. Factor:		Val/Su Fin:		247.67	
Special Features:	0	Val/Su Net:		155.18	
Final Total:	589700	Val/Su SzAd		320.14	

SKETCH

UnSketched SubAreas:
 FFL: 1842,
 BMT: 1798,
 WDK: 160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	176.710	325,494	
BMT	BASEMENT	1,798	56.100	100,876	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		3,800	Total:	430,075	
Size Ad	1842	Gross Area	3800	FinArea	2381

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

174 7 0 3 231