

174

6

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1

1

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

803,100 /

803,100 /

USE VALUE:

803,100 /

803,100 /

ASSESSed:

803,100 /

803,100 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOSCHEN CHRISTOPHER T
Owner 2:	GOLDEN E ALEXANDRA
Owner 3:	
Street 1:	111 CHESTNUT CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PEAVY - SARA
Owner 2:	-
Street 1:	1675 YORK AVENUE
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10128

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1974, having primarily WOOD Exterior and 2613 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water		A		SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			PAVED
t		Gas:	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.	0.00	FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	800,500	2,600		803,100
Total Card 0.000 800,500 2,600 803,100					
Total Parcel 0.000 800,500 2,600 803,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 307.35		/Parcel: 307.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	753,500	2400	.		755,900		Year End Roll	12/2/2024
2024	102	FV	710,200	2400	.		712,600		Year end	11/9/2023
2023	102	FV	661,800	2400	.		664,200	664,200	Year end	11/3/2022
2022	102	FV	592,600	2900	.		595,500	595,500	Year End Roll	10/19/2021
2021	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	10/15/2020
2020	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	9/26/2019
2019	102	FV	528,600	2900	.		531,500	531,500	Create Final va	6/4/2019
2018	102	FV	528,600	2900	.		531,500	531,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEAVY,SARA	64784-160		1/12/2015	DIVORCE/ESTA	454,500	No	No		
LEE TR,DAVID S	63938-150		7/18/2014	DIVORCE/ESTA		No	No		
PEAVY,LEO	63938-144		7/18/2014	DIVORCE/ESTA		No	No		
ABBOTT MARGARET	33968-218		11/1/2001	CHD>SALE	425,000	No	No		
FARRAR PD.VILLA	12757-75		1/3/1975		73,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2015	6097	MANUAL	8,000	C				Sheet metal work t
12/14/2001	2412	MANUAL	95,000	C	6/29/2002			Reno kitchen, fini

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
6/29/2002	MEAS/EXT INS	613	
5/19/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc FARRAR P Total: Spl Credit Total:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 103 111
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	18:42:36

LAST REV

Date	Time
01/14/25	12:54:11

apro 2479

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