

174

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6

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 656,700 /
USE VALUE: 656,700 /
ASSESSed: 656,700 /

Total Card / Total Parcel
656,700 / 656,700
656,700 / 656,700
656,700 / 656,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HINES TR STEPHEN
Owner 2:	PHILLIPS TR CONSTANCE
Owner 3:	STEPHEN HINES REVOCABLE TRUST
Street 1:	116 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4914 Type:

PREVIOUS OWNER

Owner 1:	HINES - STEPHEN
Owner 2:	PHILLIPS - CONSTANCE
Street 1:	116 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4914

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 1405 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P	Total:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	654,100	2,600		656,700
Total Card	0.000	654,100	2,600		656,700
Total Parcel	0.000	654,100	2,600		656,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	467.40	/Parcel:	467.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	615,800	2400	.		618,200		Year End Roll	12/2/2024
2024	102	FV	580,500	2400	.		582,900		Year end	11/9/2023
2023	102	FV	541,000	2400	.		543,400	543,400	Year end	11/3/2022
2022	102	FV	485,900	2900	.		488,800	488,800	Year End Roll	10/19/2021
2021	102	FV	483,400	2900	.		486,300	486,300	Year End Roll	10/15/2020
2020	102	FV	475,400	2900	.		478,300	478,300	Year End Roll	9/26/2019
2019	102	FV	426,300	2900	.		429,200	429,200	Create Final va	6/4/2019
2018	102	FV	426,300	2900	.		429,200	429,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINES,STEPHEN	81893-423		8/16/2023	CONVENIENC		1	No	No	
THOMPSON,PATRIC	70938-386		4/30/2018		510,000	No	No		
HEALEY JEANNE C	30465-379		7/27/1999		306,000	No	No		
GARSDIE ALICE	21379-498		8/27/1991		209,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	7157	KITCHEN	18,000	C				Remodel the kitche
4/30/2001	2213	MANUAL	55,000	C	4/13/2002			sunroom 6/8/01 50%

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
6/8/2020	QUESTIONNAIR	624	W Coelho
4/18/2019	SALES INSP	621	N Cramer
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
4/13/2002	MEAS+INSPCTD	613	
6/8/2001	MEAS+INSPCTD	613	
5/23/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1862	0
	GIS Ref
	GIS Ref
	Insp Date
	12/03/24

Parcel ID 174 6 0 1 6

!2484!

PRINT
Date Time
09/26/25 18:43:19

LAST REV
Date Time
01/14/25 13:07:34

apro
2484

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:



USER DEFINED

Prior Id # 1:	98 103 116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

