

174

6

0

2

6

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

688,000 /

688,000 /

688,000 /

USE VALUE:

688,000 /

ASSESSED:

688,000 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAROCO PHILIP W
Owner 2:	SARACO MARY JANE
Owner 3:	
Street 1:	126 CHESTNUT CR UNIT NO 6
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4915 Type:

PREVIOUS OWNER

Owner 1:	SMOOT - STEPHANIE E
Owner 2:	-
Street 1:	126 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4915

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 2126 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	685,400	2,600		688,000
Total Card 0.000 685,400 2,600 688,000					
Total Parcel 0.000 685,400 2,600 688,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 323.60		/Parcel: 323.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	645,200	2400	.		647,600		Year End Roll	12/2/2024
2024	102	FV	588,400	2400	.		590,800		Year end	11/9/2023
2023	102	FV	548,400	2400	.		550,800	550,800	Year end	11/3/2022
2022	102	FV	490,600	2900	.		493,500	493,500	Year End Roll	10/19/2021
2021	102	FV	488,000	2900	.		490,900	490,900	Year End Roll	10/15/2020
2020	102	FV	488,000	2900	.		490,900	490,900	Year End Roll	9/26/2019
2019	102	FV	437,700	2900	.		440,600	440,600	Create Final va	6/4/2019
2018	102	FV	437,700	2900	.		440,600	440,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMOOT,STEPHANIE	81331-544		3/15/2023		675,000	No	No		
JACOBY TR,ANN A	62978-159		11/25/2013		410,000	No	No		
JACOBY ANN A,	34022-41		11/9/2001	CONVENIENC		1	No	No	
BARNABY JOHN/CH	23578-355		8/25/1993		215,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2023	R-23-0094	FINISH B	48,000	O				Renovate existing

Legal Description	User Acct
1867	0
	GIS Ref
	GIS Ref
	Insp Date
	12/03/24

Parcel ID 174 6 0 2 6

Date	Time
09/26/25	18:44:04
Date	Time
01/14/25	13:22:50
apro	
2489	

PAT ACCT.

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
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:		SpI Credit:		Total:	
--------------	---------	--------------	---	-------------	-----	-------	----------------	----------	--------	--	-------------	--	--------	--



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 103 126
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:	

