

174

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3

6

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 629,200 /
USE VALUE: 629,200 /
ASSESSed: 629,200 /

Total Card / Total Parcel
629,200 / 629,200
629,200 / 629,200
629,200 / 629,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORGAN H ARLENE
Owner 2:	
Owner 3:	
Street 1:	136 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4916 Type:

PREVIOUS OWNER

Owner 1:	MCDONALD - NANCY S
Owner 2:	-
Street 1:	136 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4916

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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	626,600	2,600		629,200
Total Card 0.000 626,600 2,600 629,200					
Total Parcel 0.000 626,600 2,600 629,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 447.83		/Parcel: 447.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	589,200	2400	.		591,600		Year End Roll	12/2/2024
2024	102	FV	555,100	2400	.		557,500		Year end	11/9/2023
2023	102	FV	517,300	2400	.		519,700	519,700	Year end	11/3/2022
2022	102	FV	461,900	2900	.		464,800	464,800	Year End Roll	10/19/2021
2021	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	10/15/2020
2020	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	9/26/2019
2019	102	FV	411,800	2900	.		414,700	414,700	Create Final va	6/4/2019
2018	102	FV	411,800	2900	.		414,700	414,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDONALD,NANCY	80200-371		5/31/2022		582,000	No	No		
ROSEN,JOSEPH	66424-66		11/23/2015		415,000	No	No		
KWASNAK WALTER	21243-550		6/25/1991		179,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2016	6510	WINDOWS	18,857	C				Replace 5 windows
2/22/2016	6349	MANUAL	7,000	O				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/11/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	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: Spl Credit Total:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 103 136
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	18:44:49

LAST REV

Date	Time
01/14/25	13:31:39

apro 2494

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