

174

6

0

4

5

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 826,300 /
USE VALUE: 826,300 /
ASSESSED: 826,300 /

Total Card / Total Parcel
826,300 / 826,300
826,300 / 826,300
826,300 / 826,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 145 | | CHESTNUT CR, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BOYNTON JANET K |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 145 CHESTNUT CR |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4917 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | DUNN TR - BARBARA B |
| Owner 2: | - |
| Street 1: | 145 CHESTNUT CR |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4917 |

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 2471 Square Feet, with 1 Unit, 3 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 | | | | | | | | | | | | | | | | |

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

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|---------------------------------------|------------|------------|-------------|
| 102 | 0.000 | 823,700 | 2,600 | | 826,300 |
| Total Card | 0.000 | 823,700 | 2,600 | | 826,300 |
| Total Parcel | 0.000 | 823,700 | 2,600 | | 826,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 334.36 | | /Parcel: | 334.36 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 102 | FV | 775,500 | 2400 | . | | 777,900 | | Year End Roll | 12/2/2024 |
| 2024 | 102 | FV | 730,900 | 2400 | . | | 733,300 | | Year end | 11/9/2023 |
| 2023 | 102 | FV | 681,200 | 2400 | . | | 683,600 | 683,600 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 611,300 | 2900 | . | | 614,200 | 614,200 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 608,000 | 2900 | . | | 610,900 | 610,900 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 587,800 | 2900 | . | | 590,700 | 590,700 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 534,100 | 2900 | . | | 537,000 | 537,000 | Create Final va | 6/4/2019 |
| 2018 | 102 | FV | 534,100 | 2900 | . | | 537,000 | 537,000 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|------------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| DUNN TR, BARBARA | 70815-27 | | 4/2/2018 | | 585,000 | No | No | | |
| DUNN, BARBARA B | 63394-553 | | 3/21/2014 | FAMILY | 10 | No | No | | |
| KINGSBURY HOWAR | 20691-397 | | 8/1/1990 | | 285,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 11/6/2020 | R-20-0202 | WINDOWS | 20,000 | C | | | | Replace 3 patio do |
| 5/1/2018 | 7055 | RENOVATI | 74,000 | C | | | | Remodel the kitche |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 12/3/2024 | MEAS/EXT INS | 6 | JN |
| 4/4/2019 | SALES INSP | 621 | N Cramer |
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/3/2004 | M&L COMPLETE | 615 | |
| 5/19/1997 | MEAS+INSPCTD | 600 | |
| 4/26/1992 | MEAS+INSPCTD | 606 | |
| 4/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | |
|--------|--|------------|--|--------|--|
| Total: | | SpI Credit | | Total: | |
|--------|--|------------|--|--------|--|



USER DEFINED

| | |
|----------------|------------|
| Prior Id # 1: | 98 103 145 |
| 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 18:45:31
LAST REV
Date Time
01/14/25 14:01:56
apro
2499

!2499!

Parcel ID 174 6 0 4 5

