

174

7

0

1

214

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

692,500 /

USE VALUE:

692,500 /

692,500

ASSESSED:

692,500 /

692,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
214		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	COPPOCK MICHAEL R
Owner 2:	COPPOCK SUSAN E
Owner 3:	
Street 1:	214 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	KREIDLER ANNE H -
Owner 2:	-
Street 1:	214 ASPEN CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1976, having primarily WOOD Exterior and 1876 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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	689,900	2,600		692,500
Total Card	0.000	689,900	2,600		692,500
Total Parcel	0.000	689,900	2,600		692,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: 369.14		/Parcel:	369.14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	647,800	2400	.		650,200		Year End Roll	12/2/2024
2024	102	FV	610,000	2400	.		612,400		Year end	11/9/2023
2023	102	FV	568,500	2400	.		570,900	570,900	Year end	11/3/2022
2022	102	FV	509,100	3000	.		512,100	512,100	Year End Roll	10/19/2021
2021	102	FV	506,400	3000	.		509,400	509,400	Year End Roll	10/15/2020
2020	102	FV	506,400	3000	.		509,400	509,400	Year End Roll	9/26/2019
2019	102	FV	458,900	3000	.		461,900	461,900	Create Final va	6/4/2019
2018	102	FV	458,900	3000	.		461,900	461,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREIDLER ANNE H	46236-352		10/6/2005		569,000	No	No		
HELEN PICCININI	21539-568		11/15/1991		177,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2023	R-23-0284	DOORS	4,145	C				Remove & replace s

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
4/16/2012	MEAS+INSPCTD	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

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:	98 104 214
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 18:46:55

LAST REV

Date Time
03/06/24 16:02:03

blakeley
2509

