

174

7

0

2

224

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 695,200 /  
USE VALUE: 695,200 /  
ASSESSed: 695,200 /

Total Card / Total Parcel  
695,200 / 695,200  
695,200 / 695,200  
695,200 / 695,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 224 |        | ASPEN CR, LINCOLN     |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | ROEHR MARCIA        |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 224 ASPEN CIRCLE    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                   |
|-----------|-------------------|
| Owner 1:  | PERRY JOHN R -    |
| Owner 2:  | PERRY MARILYN H - |
| Street 1: | 224 ASPEN CIR     |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773-4920        |

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1976, having primarily WOOD Exterior and 1973 Square Feet, with 1 Unit, 3 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: |  |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|----------|--------|--|------------|--|--------|--|

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           | 692,600                               | 2,600      |            | 695,200     |
| Total Card   | 0.000           | 692,600                               | 2,600      |            | 695,200     |
| Total Parcel | 0.000           | 692,600                               | 2,600      |            | 695,200     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: 352.37 |            | /Parcel:   | 352.37      |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 102 | FV  | 651,800    | 2400      | .         |            | 654,200     |               | Year End Roll   | 12/2/2024  |
| 2024   | 102 | FV  | 614,500    | 2400      | .         |            | 616,900     |               | Year end        | 11/9/2023  |
| 2023   | 102 | FV  | 572,700    | 2400      | .         |            | 575,100     | 575,100       | Year end        | 11/3/2022  |
| 2022   | 102 | FV  | 512,600    | 3000      | .         |            | 515,600     | 515,600       | Year End Roll   | 10/19/2021 |
| 2021   | 102 | FV  | 509,900    | 3000      | .         |            | 512,900     | 512,900       | Year End Roll   | 10/15/2020 |
| 2020   | 102 | FV  | 509,900    | 3000      | .         |            | 512,900     | 512,900       | Year End Roll   | 9/26/2019  |
| 2019   | 102 | FV  | 457,500    | 3000      | .         |            | 460,500     | 460,500       | Create Final va | 6/4/2019   |
| 2018   | 102 | FV  | 457,500    | 3000      | .         |            | 460,500     | 460,500       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| PERRY JOHN R,   | 46401-483 |      | 11/1/2005 | CHD>SALE  | 546,000    | No | No  |       |       |
| EVERETT POPE ET | 13013-564 |      | 7/9/1976  |           | 69,900     | No | No  |       |       |

BUILDING PERMITS

| Date       | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment             |
|------------|--------|----------|---------|-----|------------|----------|------------|---------------------|
| 11/18/2005 | 3322   | RENOVATI | 105,000 | C   |            |          |            | basement, master ba |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/24/2021 | INSPECTED    | 5   | TB        |
| 4/16/2012  | MEAS/EXT INS | 25  | D ERSKINE |
| 12/12/2006 |              |     |           |
| 6/17/2006  | PERMIT VISIT | 615 |           |
| 3/13/2004  | M&L COMPLETE | 615 |           |
| 5/19/1997  | MEAS+INSPCTD | 600 |           |
| 4/29/1996  | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

|                |            |
|----------------|------------|
| Prior Id # 1:  | 98 104 224 |
| 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 18:47:49  
LAST REV  
Date Time  
10/13/22 09:27:52  
blakeley  
2515

Parcel ID 174 7 0 2 224

!2515!

