

174

7

0

2

225

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

802,000 /

802,000 /

802,000 /

USE VALUE:

ASSESSed:

802,000 /

802,000 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EDMONSTON TR KATHLEEN
Owner 2:	EDMONSTON TR JOHN R
Owner 3:	EDMONSTON HAYES FAMILY TRUST
Street 1:	225 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4920 Type:

PREVIOUS OWNER

Owner 1:	EDMONSTON - KATHLEEN
Owner 2:	EDMONSTON - JOHN R
Street 1:	225 ASPEN CR
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 1977, having primarily WOOD Exterior and 2381 Square Feet, with 1 Unit, 2 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:	
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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	799,400	2,600		802,000
Total Card	0.000	799,400	2,600		802,000
Total Parcel	0.000	799,400	2,600		802,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	336.78	/Parcel:	336.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	751,500	2400	.		753,900		Year End Roll	12/2/2024
2024	102	FV	708,000	2400	.		710,400		Year end	11/9/2023
2023	102	FV	659,800	2400	.		662,200	662,200	Year end	11/3/2022
2022	102	FV	587,900	3100	.		591,000	591,000	Year End Roll	10/19/2021
2021	102	FV	584,800	3100	.		587,900	587,900	Year End Roll	10/15/2020
2020	102	FV	584,800	3100	.		587,900	587,900	Year End Roll	9/26/2019
2019	102	FV	524,200	3100	.		527,300	527,300	Create Final va	6/4/2019
2018	102	FV	524,200	3100	.		527,300	527,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDMONSTON,KATHL	84362-520		7/15/2025	CONVENIENC		1	No	No	
FARAN JR,JAMES	79167-93		11/17/2021	PVT SALE	850,000	No	No		
KANENAKA JANET	43657-120		9/3/2004		529,900	No	No		
CLARKE, JAMES R	25670-352		9/20/1995		325,000	No	No		PROBATE #95P1012E
MARTHA S. PATRI	14104-75		10/21/1980		165,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2024	MEC-24-001	MECHANIC	8,000	C				Replace existing A
10/20/2022	R-22-0251	BATH	17,155	O	12/8/2022			Bathroom remodel
6/29/2022	R-22-0151	RENOVATI	38,866	O				Master bedroom rem
7/6/2020	MEC-20-000	MANUAL	7,000	O				Replace furnace &

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 104 225
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	18:47:57

LAST REV

Date	Time
08/14/25	13:09:37

blakeley
2516

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