

174

7

0

3

233

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

744,100 /

744,100

USE VALUE:

744,100 /

744,100

ASSESSED:

744,100 /

744,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROEDER PAUL C
Owner 2:	BIRSS SARAH A
Owner 3:	
Street 1:	233 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4921 Type:

PREVIOUS OWNER

Owner 1:	BROWN TR - DOROTHY BLANCHARD
Owner 2:	BROWN TR - FREDERICK O
Street 1:	233 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4921

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 2555 Square Feet, with 1 Unit, 3 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	741,500	2,600		744,100
Total Card	0.000	741,500	2,600		744,100
Total Parcel	0.000	741,500	2,600		744,100
Source:	Market Adj Cost	Total Value per SQ unit /Card: 291.23		/Parcel:	291.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	697,600	2400	.		700,000		Year End Roll	12/2/2024
2024	102	FV	657,400	2400	.		659,800		Year end	11/9/2023
2023	102	FV	612,700	2400	.		615,100	615,100	Year end	11/3/2022
2022	102	FV	550,300	3000	.		553,300	553,300	Year End Roll	10/19/2021
2021	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	10/15/2020
2020	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	9/26/2019
2019	102	FV	496,200	3000	.		499,200	499,200	Create Final va	6/4/2019
2018	102	FV	496,200	3000	.		499,200	499,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN TR,DOROTH	82508-14		2/23/2024		799,000	No	No		
ALLEN DOROTHY M	56691-214		4/4/2011	FAMILY		1	No	No	
FARAN JAMES J J	43906-462		10/15/2004		525,000	No	No		
FARAN JAMES J F	38232-604		3/10/2003	CONVENIENC		100	No	No	
HOUTZEEL ALEXAN	28038-162		12/31/1997		340,000	No	No		
HOUTZEEL STEPHA	23061-432		4/9/1993	FAMILY		260,000	No	No	FAMILY TRANSFER

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2024	R-24-0062	KITCHEN	61,000	O				Remodel kitchen &

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
12/1/2004	MEAS+INSPCTD	600	
3/27/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 104 233
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:	

