

174

7

0

3

234

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 704,000 /  
USE VALUE: 704,000 /  
ASSESSed: 704,000 /

Total Card / Total Parcel  
704,000 / 704,000  
704,000 / 704,000  
704,000 / 704,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAGUIRE JAMES F
Owner 2:	GERSHANOFF MARY DANA
Owner 3:	
Street 1:	234 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RUBIN - JOAN
Owner 2:	RUBIN - FREDRIC
Street 1:	234 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 2432 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:	
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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	701,400	2,600		704,000
Total Card 0.000 701,400 2,600 704,000					
Total Parcel 0.000 701,400 2,600 704,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 289.50		/Parcel: 289.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	660,100	2400	.		662,500		Year End Roll	12/2/2024
2024	102	FV	622,200	2400	.		624,600		Year end	11/9/2023
2023	102	FV	579,800	2400	.		582,200	582,200	Year end	11/3/2022
2022	102	FV	518,300	3000	.		521,300	521,300	Year End Roll	10/19/2021
2021	102	FV	515,500	3000	.		518,500	518,500	Year End Roll	10/15/2020
2020	102	FV	515,500	3000	.		518,500	518,500	Year End Roll	9/26/2019
2019	102	FV	462,300	3000	.		465,300	465,300	Create Final va	6/4/2019
2018	102	FV	462,300	3000	.		465,300	465,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBIN,JOAN	73578-468		11/1/2019		535,000	No	No		
BLOOM,LAURENCE	64588-142		12/1/2014		436,500	No	No		
JABS WALTER W,	59104-338		5/16/2012		405,000	No	No		
RAYMOND EDYTHE,	44651-533		2/16/2005		449,000	No	No		
DURSO MURIEL I	31802-558		9/8/2000		379,000	No	No		
MURIEL I. DURSO	20673-565		7/25/1990			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2020	R-20-0051	WINDOWS	4,140	C				Replacement of 2 w

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1898	0
	GIS Ref
	GIS Ref
	Insp Date
	12/24/21
	!2520!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 104 234
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	18:48:32

LAST REV

Date	Time
12/24/21	07:09:33
apro	
2520	

