

174

7

0

4

241

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

827,400 /

827,400 /

827,400 /

USE VALUE:

ASSESSED:

827,400 /

827,400 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HURUEV VITALY
Owner 2:	
Owner 3:	
Street 1:	241 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HARMONAY - MAUREEN
Owner 2:	-
Street 1:	241 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 2388 Square Feet, with 1 Unit, 2 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	824,800	2,600		827,400
Total Card 0.000 824,800 2,600 827,400					
Total Parcel 0.000 824,800 2,600 827,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 346.45		/Parcel: 346.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	775,300	2400	.		777,700		Year End Roll	12/2/2024
2024	102	FV	730,800	2400	.		733,200		Year end	11/9/2023
2023	102	FV	596,000	2400	.		598,400	598,400	Year end	11/3/2022
2022	102	FV	531,600	3000	.		534,600	534,600	Year End Roll	10/19/2021
2021	102	FV	528,700	3000	.		531,700	531,700	Year End Roll	10/15/2020
2020	102	FV	528,700	3000	.		531,700	531,700	Year End Roll	9/26/2019
2019	102	FV	474,200	3000	.		477,200	477,200	Create Final va	6/4/2019
2018	102	FV	474,200	3000	.		477,200	477,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARMONAY,MAUREE	81002-446		11/30/2022		795,000	No	No		
LEMIRE TR,ROBER	80360-479		6/30/2022	SUBSEQUENT S	750,000	No	No		
LEMIRE ROBERT A	50924-24		3/24/2008	FAMILY		1	No	No	
WOLL EDWARD,	28793-440		7/1/1998		360,000	No	No		
ROBERT KIMNACH	15808-207		9/28/1984		182,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2021	R-21-0094	WINDOWS	2,718	C				Replace 1 window
10/31/2019	R-10-0190	WINDOWS	2,497	C				Replace 1 window -
10/26/2012	5205	WINDOWS	5,675	C				replace 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	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:	98 104 241
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 18:48:59 LAST REV Date Time 09/06/23 12:05:05 apro 2523

Parcel ID 174 7 0 4 241

Entered Lot Size Total Land: Land Unit Type:

!2523!

Date Time

Date Time

apro 2523

PAT ACCT.

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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