

174

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242

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 737,900 /  
USE VALUE: 737,900 /  
ASSESSed: 737,900 /

Total Card / Total Parcel  
737,900 / 737,900  
737,900 / 737,900  
737,900 / 737,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHER LAURA
Owner 2:	
Owner 3:	
Street 1:	242 ASPEN CIR APT 242
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GOSSELIN - JEAN P
Owner 2:	GOSSELIN - KATHRYN G
Street 1:	242 ASPEN CIR APT 242
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 2170 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																

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	735,300	2,600		737,900
Total Card 0.000 735,300 2,600 737,900					
Total Parcel 0.000 735,300 2,600 737,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 340.11		/Parcel: 340.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	692,800	2400	.		695,200		Year End Roll	12/2/2024
2024	102	FV	653,300	2400	.		655,700		Year end	11/9/2023
2023	102	FV	608,800	2400	.		611,200	611,200	Year end	11/3/2022
2022	102	FV	540,700	3000	.		543,700	543,700	Year End Roll	10/19/2021
2021	102	FV	537,800	3000	.		540,800	540,800	Year End Roll	10/15/2020
2020	102	FV	537,800	3000	.		540,800	540,800	Year End Roll	9/26/2019
2019	102	FV	482,700	3000	.		485,700	485,700	Create Final va	6/4/2019
2018	102	FV	482,700	3000	.		485,700	485,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOSSELIN,JEAN P	74492-290		4/17/2020		535,000	No	No		
GOSSELIN,JEAN P	69017-4		3/17/2017	FAMILY		1	No	No	
SLAVIN GERALD D	57185-457		7/25/2011		413,500	No	No		
MCQUILLAN MARK	35777-178		6/27/2002		449,000	No	No		
WILSON LORETTA	33252-469		7/16/2001		435,000	No	No		
WILSON LORETTA	31847-081		9/12/2000	CONVENIENC		No	No		
WARD S. SANDS	19666-150		2/24/1989		252,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2011	4941	RENOVATI	47,000	C	3/6/2012			Kit & bth

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit:		Total:	
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USER DEFINED

Prior Id # 1:	98 104 242
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 18:49:09  
LAST REV  
Date Time  
12/24/21 07:47:56  
apro  
2524

!2524!

Parcel ID 174 7 0 4 242

Legal Description 3738  
Entered Lot Size  
Total Land:  
Land Unit Type:

Insp Date  
12/24/21

GIS Ref

GIS Ref

User Acct  
0

