

174

7

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4

244

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 670,700 /
USE VALUE: 670,700 /
ASSESSed: 670,700 /

Total Card / Total Parcel
670,700 / 670,700
670,700 / 670,700
670,700 / 670,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AHMED SHIHAB
Owner 2:	
Owner 3:	
Street 1:	244 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MAULTSBY - LAURENCE
Owner 2:	MAULTSBY - EMILY
Street 1:	244 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 1907 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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	668,100	2,600		670,700
Total Card	0.000	668,100	2,600		670,700
Total Parcel	0.000	668,100	2,600		670,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.63	/Parcel: 351.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	628,600	2400	.		631,000		Year End Roll	12/2/2024
2024	102	FV	592,400	2400	.		594,800		Year end	11/9/2023
2023	102	FV	552,100	2400	.		554,500	554,500	Year end	11/3/2022
2022	102	FV	493,200	3000	.		496,200	496,200	Year End Roll	10/19/2021
2021	102	FV	490,600	3000	.		493,600	493,600	Year End Roll	10/15/2020
2020	102	FV	490,600	3000	.		493,600	493,600	Year End Roll	9/26/2019
2019	102	FV	440,000	3000	.		443,000	443,000	Create Final va	6/4/2019
2018	102	FV	440,000	3000	.		443,000	443,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAULTSBY,LAUREN	67550-481		7/1/2016		514,000	No	No		
ALLISON,MARION	62347-581		7/30/2013		375,000	No	No		
ALLISON MARION	46336-86		10/25/2005	CONVENIENC		1	No	No	LIFE ESTATE
ALLISON JOHN R,	46336-84		10/25/2005	CONVENIENC		1	No	No	
EVELYN RAYNER	22085-243		6/1/1992		210,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

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/EXT INS	600	
4/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	98 104 244
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 18:49:27
LAST REV
Date Time
12/24/21 13:25:51
apro
2526

!2526!

Parcel ID 174 7 0 4 244

