



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21	A	SOUTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	ARENA JEFFREY D
Owner 2:	
Owner 3:	
Street 1:	21A SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

**PREVIOUS OWNER**

Owner 1:	KRENTZEL - ALAN BENJAMIN
Owner 2:	-
Street 1:	21A SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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 Infru	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.	0.000	BR																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	385,400		0.000		385,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		324.96	/Parcel:	324.96	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	385,400	0	.		385,400	385,400	Year End Roll	9/28/2017
2017	102	FV	360,300	0	.		360,300	360,300	Year End Roll	9/29/2016
2016	102	FV	357,200	0	.		357,200	357,200	Year End Roll	1/14/2016
2015	102	FV	335,600	0	.		335,600	335,600	Year End	10/2/2014
2014	102	FV	317,300	0	.		317,300	317,300	Year End Roll	1/23/2014
2013	102	FV	299,700	0	.		299,700	299,700	Year End Roll	10/25/2012
2012	102	FV	299,000	0	.		299,000	299,000	Year End	1/26/2012
2011	102	FV	327,600	0	.		327,600	327,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KRENTZEL,ALAN B	69153-515		4/18/2017		421000	No	No			
BAUCH,ROBERT KY	64362-251		10/14/2014		380000	No	No			
Dauphin,Cynthia	60779-17		12/19/2012		356600	No	No			
LINCOLN HSE ASS	25957-394		1/9/1996		187190	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/18/2011	4662	MANUAL	2,000	C				install air sealin
9/7/2010	4559	RENOVATI	9,100	C	7/13/2011			remodel 2nd floor
7/12/1995	767-95	MANUAL	70,000	C	7/1/1996			NW CONDO

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L EXTERIOR	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

