

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		CHESTNUT CR, LINCOLN

OWNERSHIP

Owner 1:	REID ELIZABETH G
Owner 2:	CORCORAN JAMES J
Owner 3:	
Street 1:	125 CHESTNUT CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOBROW ALAN TRS -
Owner 2:	DOBROW VIDA L TRS -
Street 1:	1 HARVEST CIR APT 227
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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 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	FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	528,000	2,900	0.000		530,900	1866
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 207.29						/Parcel: 207.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	528,000	2900	.		530,900	530,900	Year End Roll	9/28/2017
2017	102	FV	482,900	2900	.		485,800	485,800	Year End Roll	9/29/2016
2016	102	FV	469,300	2900	.		472,200	472,200	Year End Roll	1/14/2016
2015	102	FV	455,800	2900	.		458,700	458,700	Year End	10/2/2014
2014	102	FV	451,300	2900	.		454,200	454,200	Year End Roll	1/23/2014
2013	102	FV	421,000	2900	.		423,900	423,900	Year End Roll	10/25/2012
2012	102	FV	421,000	2900	.		423,900	423,900	Year End	1/26/2012
2011	102	FV	455,800	2900	.		458,700	458,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOBROW ALAN TRS	56879-185		5/19/2011		420700	No	No			
DOBROW ALAN,	48754-347		12/29/2006	FAMILY	100	No	No			
SCHEFT WILLIAM	32997-149		6/4/2001		485000	No	No			
FARRAR PD VILLA	12889-275		10/30/1975		76200	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2011	4901	TEMPORAR		C				wood burning stove
1/7/2005	3112	RENOVATI	3,800	C	5/28/2005			bathrooms
7/5/2001	4781	RENOVATI	3,500	C				Kit renovations

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS+INSPCTD	615	D VELUTTI
3/13/2004	M&L COMPLETE	615	D VELUTTI
5/19/1997	MEAS+INSPCTD	600	PA
4/26/1996	MEAS/EXT INS	606	J SMITH
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

