

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FARAN JR JAMES J
Owner 2:	
Owner 3:	
Street 1:	225 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4920 Type:

PREVIOUS OWNER

Owner 1:	KANENAKA JANET F TR -
Owner 2:	SELF TRUSTEED TRUST AGREEMENT -
Street 1:	225 ASPEN CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4920

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1977, 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 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.	0.000	FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
102	524,200	3,100	0.000		527,300		0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							04/16/12	
Total Card 524,200 3,100 0.000 527,300							Entered Lot Size	
Total Parcel 524,200 3,100 0.000 527,300							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 221.42 /Parcel: 221.42							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	524,200	3100	.		527,300	527,300	Year End Roll	9/28/2017
2017	102	FV	479,400	3100	.		482,500	482,500	Year End Roll	9/29/2016
2016	102	FV	465,900	3100	.		469,000	469,000	Year End Roll	1/14/2016
2015	102	FV	452,500	3100	.		455,600	455,600	Year End	10/2/2014
2014	102	FV	448,000	3100	.		451,100	451,100	Year End Roll	1/23/2014
2013	102	FV	418,100	3100	.		421,200	421,200	Year End Roll	10/25/2012
2012	102	FV	415,400	3100	.		418,500	418,500	Year End	1/26/2012
2011	102	FV	449,500	3100	.		452,600	452,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KANENAKA JANET	43657-120		9/3/2004		529900	No	No			
CLARKE, JAMES R	25670-352		9/20/1995		325000	No	No			PROBATE #95P1012E
MARTHA S. PATRI	14104-75		10/21/1980		165000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	D VELUTTI
5/19/1997	MEAS/EXT INS	600	PA
4/29/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

