



PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		ASPEN CR, LINCOLN
OWNERSHIP		
Owner 1: GOSSELIN JEAN P		
Owner 2: GOSSELIN KATHRYN G		
Owner 3:		
Street 1: 242 ASPEN CIR APT 242		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	482,700	3,000	0.000		485,700	3738
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 223.87						/Parcel: 223.87

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/16/12

PREVIOUS OWNER

Owner 1: GOSSELIN - JEAN PAUL		
Owner 2: GOSSELIN - KATHRYN GRAF		
Street 1: 242 ASPEN CIR APT242		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry:
Postal:	01773	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	482,700	3000	.		485,700	485,700	Year End Roll	9/28/2017
2017	102	FV	441,400	3000	.		444,400	444,400	Year End Roll	9/29/2016
2016	102	FV	429,100	3000	.		432,100	432,100	Year End Roll	1/14/2016
2015	102	FV	416,700	3000	.		419,700	419,700	Year End	10/2/2014
2014	102	FV	412,600	3000	.		415,600	415,600	Year End Roll	1/23/2014
2013	102	FV	385,600	3000	.		388,600	388,600	Year End Roll	10/25/2012
2012	102	FV	359,900	3000	.		362,900	362,900	Year End	1/26/2012
2011	102	FV	389,000	3000	.		392,000	392,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GOSSELIN,JEAN P	69017-4		3/17/2017	FAMILY		1	No	No		
SLAVIN GERALD D	57185-457		7/25/2011		413500	No	No			
MCQUILLAN MARK	35777-178		6/27/2002		449000	No	No			
WILSON LORETTA	33252-469		7/16/2001		435000	No	No			
WILSON LORETTA	31847-081		9/12/2000	CONVENIENC		0	No	No		
WARD S. SANDS	19666-150		2/24/1989		252500	No	No			

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

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

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+INSPCTD	600	PA
4/29/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	Spl Credit	Total:
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