

Town Of Lincoln



Patriot Properties Inc.

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(n) CONDO-GRDN Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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	440,000	3,000	0.000		443,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 232.25						/Parcel: 232.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	440,000	3000	.		443,000	443,000	Year End Roll	9/28/2017
2017	102	FV	402,300	3000	.		405,300	405,300	Year End Roll	9/29/2016
2016	102	FV	391,100	3000	.		394,100	394,100	Year End Roll	1/14/2016
2015	102	FV	379,800	3000	.		382,800	382,800	Year End	10/2/2014
2014	102	FV	376,000	3000	.		379,000	379,000	Year End Roll	1/23/2014
2013	102	FV	351,100	3000	.		354,100	354,100	Year End Roll	10/25/2012
2012	102	FV	345,400	3000	.		348,400	348,400	Year End	1/26/2012
2011	102	FV	373,700	3000	.		376,700	376,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAULTSBY,LAUREN	67550-481		7/1/2016		514000	No	No			
ALLISON,MARION	62347-581		7/30/2013		375000	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		210000	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
3/3/2004	M&L COMPLETE	615	D VELUTTI
5/19/1997	MEAS/EXT INS	600	PA
4/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

