



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: HIXON TR MARGARET M
 Owner 2: MARGARET HIXON 2007 REV TRUST
 Owner 3:
 Street 1: 146 CHESTNUT CR
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4917 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	535,000	2,900	0.000		537,900
Total Card 535,000 2,900 0.000 537,900					
Total Parcel 535,000 2,900 0.000 537,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 245.44		/Parcel: 245.44	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/11/12
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PREVIOUS OWNER

Owner 1: LYNCH JR - DANIEL L
 Owner 2: LYNCH - ANN T
 Street 1: 146 CHESTNUT CR
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4917 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	480,200	2900	.		483,100	483,100	Create Final value 2019	6/4/2019
2018	102	FV	480,200	2900	.		483,100	483,100	Year End Roll	9/28/2017
2017	102	FV	439,200	2900	.		442,100	442,100	Year End Roll	9/29/2016
2016	102	FV	426,900	2900	.		429,800	429,800	Year End Roll	1/14/2016
2015	102	FV	414,600	2900	.		417,500	417,500	Year End	10/2/2014
2014	102	FV	410,500	2900	.		413,400	413,400	Year End Roll	1/23/2014
2013	102	FV	383,700	2900	.		386,600	386,600	Year End Roll	10/25/2012
2012	102	FV	387,000	2900	.		389,900	389,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LYNCH JR,DANIEL	71832-54		11/1/2018		660000	No	No	
VAN VLECK MARY	47420-256		5/9/2006		585000	No	No	
VANVLECK, MARY	23865-144		11/5/1993	CONVENIENC	0	No	No	
DILLMAN DOUGLAS	22881-541		2/2/1993		238000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

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, 1 HalfBaths, 0 3/4 Baths, 6 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
4/4/2019	R-19-0021	MANUAL	6,477	C				Open blow cellulios
12/21/2018	7288	BATH	60,000	C	5/14/2019			Remodel 3 bathroom
11/4/1999	1842	MANUAL	25,000	C	6/4/2000			sunroom 6/4/00

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
6/4/2000	MEAS/EXT INS	611	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
12/14/1989	INSPECTED	601	

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 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																

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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