



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: MCELVENNY CHRISTINE
 Owner 2:
 Owner 3:
 Street 1: 154 CHESTNUT CR
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4918 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	533,800	2,900	0.000		536,700
Total Card 533,800 2,900 0.000 536,700					
Total Parcel 533,800 2,900 0.000 536,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 206.15		/Parcel: 206.15	

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: STUPP TR - ROBERT W
 Owner 2: FOOTE-SMITH - CHRISTY A
 Street 1: 154 CHESTNUT CR
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4918

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	483,600	2900	.		486,500	486,500	Create Final value 2019	6/4/2019
2018	102	FV	483,600	2900	.		486,500	486,500	Year End Roll	9/28/2017
2017	102	FV	442,300	2900	.		445,200	445,200	Year End Roll	9/29/2016
2016	102	FV	426,000	2900	.		428,900	428,900	Year End Roll	1/14/2016
2015	102	FV	413,700	2900	.		416,600	416,600	Year End	10/2/2014
2014	102	FV	409,600	2900	.		412,500	412,500	Year End Roll	1/23/2014
2013	102	FV	382,200	2900	.		385,100	385,100	Year End Roll	10/25/2012
2012	102	FV	382,200	2900	.		385,100	385,100	Year End	1/26/2012

Parcel ID 174 6 0 5 4

PRINT

Date	Time
09/30/19	22:16:33

LAST REV

Date	Time
05/05/16	14:39:46

USER DEFINED

Prior Id # 1:	98 103 154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS 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 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STUPP TR,ROBERT	65647-202		6/30/2015		490000	No	No			
STUPP ROBERT W,	55476-268		9/29/2010	FAMILY		1	No	No		
KRAMP RUSSELL K	41916-328		1/30/2004		517500	No	No			
KRAMP. RUSSELL	27126-253		3/12/1997	CONVENIENC		1	No	No		
CARUSO ROBERT/A	23344-289		6/24/1993		198000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2000	2033	WDK	2,500	C	6/8/2001			6/8/01 0% decided

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
4/13/2002	MEAS/EXT INS	613	
6/8/2001	MEAS/EXT INS	613	
5/19/1997	MEAS/EXT INS	600	
4/26/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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																

Sign: VERIFICATION OF VISIT NOT DATA

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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