



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWN TR DOROTHY BLANCHARD
Owner 2:	BROWN TR FREDERICK O
Owner 3:	DOROTHY BLANCHARD BROWN LIV TR
Street 1:	233 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4921 Type:

PREVIOUS OWNER

Owner 1:	ALLEN DOROTHY M TR -
Owner 2:	DOROTHY M ALLEN LIVING TRUST -
Street 1:	233 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4921

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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	547,300	3,000	0.000		550,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 215.38						/Parcel: 215.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	496,200	3000	.		499,200	499,200	Create Final value 2019	6/4/2019
2018	102	FV	496,200	3000	.		499,200	499,200	Year End Roll	9/28/2017
2017	102	FV	453,800	3000	.		456,800	456,800	Year End Roll	9/29/2016
2016	102	FV	441,100	3000	.		444,100	444,100	Year End Roll	1/14/2016
2015	102	FV	428,400	3000	.		431,400	431,400	Year End	10/2/2014
2014	102	FV	424,100	3000	.		427,100	427,100	Year End Roll	1/23/2014
2013	102	FV	396,200	3000	.		399,200	399,200	Year End Roll	10/25/2012
2012	102	FV	396,400	3000	.		399,400	399,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN DOROTHY M	56691-214		4/4/2011	FAMILY		1	No	No		
FARAN JAMES J J	43906-462		10/15/2004		525000	No	No			
FARAN JAMES J F	38232-604		3/10/2003	CONVENIENC	100	No	No			
HOUTZEEL ALEXAN	28038-162		12/31/1997		340000	No	No			
HOUTZEEL STEPHA	23061-432		4/9/1993	FAMILY	260000	No	No			FAMILY TRANSFER

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
12/1/2004	MEAS+INSPCTD	600	
3/27/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

