

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DEACUTIS MARTIN
Owner 2:	SHERIFF CYNTHIA
Owner 3:	
Street 1:	245 ASPEN CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4922 Type:

PREVIOUS OWNER

Owner 1:	DIFRANCO - JOSEPH E
Owner 2:	DIFRANCO - DONNA M
Street 1:	245 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4922

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

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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	466,200	3,000	0.000		469,200	1905
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 339.26						/Parcel: 339.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	418,000	3000	.		421,000	421,000	Create Final value 2019	6/4/2019
2018	102	FV	418,000	3000	.		421,000	421,000	Year End Roll	9/28/2017
2017	102	FV	382,300	3000	.		385,300	385,300	Year End Roll	9/29/2016
2016	102	FV	371,600	3000	.		374,600	374,600	Year End Roll	1/14/2016
2015	102	FV	360,900	3000	.		363,900	363,900	Year End	10/2/2014
2014	102	FV	357,300	3000	.		360,300	360,300	Year End Roll	1/23/2014
2013	102	FV	333,600	3000	.		336,600	336,600	Year End Roll	10/25/2012
2012	102	FV	353,500	3000	.		356,500	356,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIFRANCO,JOSEPH	68271-268		10/25/2016		485000	No	No			
BERGER PATRICIA	53253-582		7/22/2009		350000	No	No			
PAYNE H MORSE,	33025-404		6/8/2001		378350	No	No			
EVERETT POPE ET	13039-583		8/18/1976		68500	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+INSPCTD	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

