

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 246 | | ASPEN CR, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BLUMBERG STEPHEN L |
| Owner 2: | BLUMBERG LAURA C |
| Owner 3: | |
| Street 1: | 246 ASPEN CR |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4922 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | JOHNSTON - CAROLYN B |
| Owner 2: | - |
| Street 1: | 246 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 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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: | | | | | | |
| 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 Influ | 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 | 609,200 | 3,100 | 0.000 | | 612,300 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 223.39 | | | | | | /Parcel: 223.39 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 102 | FV | 546,100 | 3100 | . | | 549,200 | 549,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 546,100 | 3100 | . | | 549,200 | 549,200 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 499,500 | 3100 | . | | 502,600 | 502,600 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 485,400 | 3100 | . | | 488,500 | 488,500 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 471,400 | 3100 | . | | 474,500 | 474,500 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 466,800 | 3100 | . | | 469,900 | 469,900 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 435,700 | 3100 | . | | 438,800 | 438,800 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 427,300 | 3100 | . | | 430,400 | 430,400 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| JOHNSTON,CAROLY | 61739-132 | | 5/3/2013 | | 455000 | No | No | | | |
| DAVID O. JOHNST | 14615-13 | | 5/20/1982 | FAMILY | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 3/19/2018 | 7005 | BATH | 5,000 | C | 7/2/2018 | | | Construct bathroom |
| 10/25/1994 | 600-94 | RENOVATI | 13,800 | C | 7/1/1997 | | | |
| 6/9/1994 | 489-94 | MANUAL | | C | 7/1/1997 | | | SKYLITES |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/16/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/3/2004 | M&L COMPLETE | 615 | |
| 5/27/1997 | MEAS+INSPCTD | 600 | |
| 4/29/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

