

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOSCHEN CHRISTOPHER T
Owner 2:	GOLDEN E ALEXANDRA
Owner 3:	
Street 1:	111 CHESTNUT CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PEAVY - SARA
Owner 2:	-
Street 1:	1675 YORK AVENUE
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10128

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, 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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	592,600	2,900	0.000		595,500	1857	0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card		592,600	2,900	0.000	595,500	Entered Lot Size	
Total Parcel		592,600	2,900	0.000	595,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 227.90			/Parcel: 227.90		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	10/15/2020
2020	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	9/26/2019
2019	102	FV	528,600	2900	.		531,500	531,500	Create Final value 2019	6/4/2019
2018	102	FV	528,600	2900	.		531,500	531,500	Year End Roll	9/28/2017
2017	102	FV	483,500	2900	.		486,400	486,400	Year End Roll	9/29/2016
2016	102	FV	469,900	2900	.		472,800	472,800	Year End Roll	1/14/2016
2015	102	FV	456,300	2900	.		459,200	459,200	Year End	10/2/2014
2014	102	FV	451,800	2900	.		454,700	454,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEAVY,SARA	64784-160		1/12/2015	DIVORCE/ESTA	454,500	No	No			
LEE TR,DAVID S	63938-150		7/18/2014	DIVORCE/ESTA		No	No			
PEAVY,LEO	63938-144		7/18/2014	DIVORCE/ESTA		No	No			
ABBOTT MARGARET	33968-218		11/1/2001	CHD>SALE	425,000	No	No			
FARRAR PD.VILLA	12757-75		1/3/1975		73,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2015	6097	MANUAL	8,000	C				Sheet metal work t
12/14/2001	2412	MANUAL	95,000	C	6/29/2002			Reno kitchen, fini

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
6/29/2002	MEAS/EXT INS	613	
5/19/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

