



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 145 |        | CHESTNUT CR, LINCOLN  |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | BOYNTON DANIEL C    |
| Owner 2:  | BOYNTON JANET K     |
| Owner 3:  |                     |
| Street 1: | 145 CHESTNUT CR     |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-4917 Type:    |

**PREVIOUS OWNER**

|           |                     |
|-----------|---------------------|
| Owner 1:  | DUNN TR - BARBARA B |
| Owner 2:  | -                   |
| Street 1: | 145 CHESTNUT CR     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry            |
| Postal:   | 01773-4917          |

**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, 3 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 |

**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                                   | 611,300        | 2,900      | 0.000     |            | 614,200     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 248.53 |                |            |           |            |             | /Parcel: 248.53   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 102 | FV  | 608,000    | 2900      | .         |            | 610,900     | 610,900       | Year End Roll           | 10/15/2020 |
| 2020   | 102 | FV  | 587,800    | 2900      | .         |            | 590,700     | 590,700       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 534,100    | 2900      | .         |            | 537,000     | 537,000       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 534,100    | 2900      | .         |            | 537,000     | 537,000       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 488,500    | 2900      | .         |            | 491,400     | 491,400       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 474,800    | 2900      | .         |            | 477,700     | 477,700       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 461,100    | 2900      | .         |            | 464,000     | 464,000       | Year End                | 10/2/2014  |
| 2014   | 102 | FV  | 456,500    | 2900      | .         |            | 459,400     | 459,400       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor          | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| DUNN TR, BARBARA | 70815-27  |      | 4/2/2018  |           | 585,000    | No | No  |       |                 |       |
| DUNN, BARBARA B  | 63394-553 |      | 3/21/2014 | FAMILY    | 10         | No | No  |       |                 |       |
| KINGSBURY HOWAR  | 20691-397 |      | 8/1/1990  |           | 285,000    | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number    | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|-----------|----------|--------|-----|------------|----------|----------|--------------------|
| 11/6/2020 | R-20-0202 | WINDOWS  | 20,000 | C   |            |          |          | Replace 3 patio do |
| 5/1/2018  | 7055      | RENOVATI | 74,000 | C   |            |          |          | Remodel the kitche |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 4/4/2019  | SALES INSP   | 621 | N Cramer  |
| 4/11/2012 | MEAS/EXT INS | 25  | D ERSKINE |
| 3/3/2004  | M&L COMPLETE | 615 |           |
| 5/19/1997 | MEAS+INSPCTD | 600 |           |
| 4/26/1992 | MEAS+INSPCTD | 606 |           |
| 4/1/1987  | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

