

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILAN DONALD B
Owner 2:	MILAN ELLEN
Owner 3:	
Street 1:	152 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4918 Type:

PREVIOUS OWNER

Owner 1:	MILAN - DONALD B
Owner 2:	MILAN - ELLEN
Street 1:	152 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4918

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, 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:				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	0.0000		FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	466,800	2,900	0.000		469,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.62						/Parcel: 339.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	464,300	2900	.		467,200	467,200	Year End Roll	10/15/2020
2020	102	FV	464,300	2900	.		467,200	467,200	Year End Roll	9/26/2019
2019	102	FV	416,400	2900	.		419,300	419,300	Create Final value 2019	6/4/2019
2018	102	FV	416,400	2900	.		419,300	419,300	Year End Roll	9/28/2017
2017	102	FV	374,100	2900	.		377,000	377,000	Year End Roll	9/29/2016
2016	102	FV	363,600	2900	.		366,500	366,500	Year End Roll	1/14/2016
2015	102	FV	353,100	2900	.		356,000	356,000	Year End	10/2/2014
2014	102	FV	349,600	2900	.		352,500	352,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILAN, DONALD B	62630-589		9/13/2013	FAMILY	99	No	No			
REID CYNTHIA J	23597-370		8/30/1993		205,000	No	No			SELLER NEEDED PRICE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/2/2020	MEC-20-0007	MANUAL	7,000	C				Replace furnace &
9/16/2016	6557	KITCHEN	4,700	C	2/7/2017			Kitchen remodel

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

