



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
156		CHESTNUT CR, LINCOLN
Unit#:		
Owner 1: CASEY THOMAS		
Owner 2: DIAZ CAROLINE TERESA GALLESE		
Owner 3:		
Street 1: 156 CHESTNUT CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4918	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	514,800	2,900	0.000		517,700
Total Card 514,800 2,900 0.000 517,700					
Total Parcel 514,800 2,900 0.000 517,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 259.51		/Parcel: 259.51	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/11/12
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**OWNERSHIP**

Owner 1: CASEY THOMAS
Owner 2: DIAZ CAROLINE TERESA GALLESE
Owner 3:
Street 1: 156 CHESTNUT CR
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4918 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	512,100	2900	.		515,000	515,000	Year End Roll	10/15/2020
2020	102	FV	504,100	2900	.		507,000	507,000	Year End Roll	9/26/2019
2019	102	FV	452,000	2900	.		454,900	454,900	Create Final value 2019	6/4/2019
2018	102	FV	452,000	2900	.		454,900	454,900	Year End Roll	9/28/2017
2017	102	FV	413,400	2900	.		416,300	416,300	Year End Roll	9/29/2016
2016	102	FV	401,800	2900	.		404,700	404,700	Year End Roll	1/14/2016
2015	102	FV	390,200	2900	.		393,100	393,100	Year End	10/2/2014
2014	102	FV	386,400	2900	.		389,300	389,300	Year End Roll	1/23/2014

Parcel ID 174 6 0 5 6

**PREVIOUS OWNER**

Owner 1: CASEY - THOMAS
Owner 2: -
Street 1: 156 CHESTNUT CR
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4918 Type:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASEY, THOMAS	72889-349		7/8/2019	FAMILY		1	No	No		
CASEY, THOMAS	72889-345		7/8/2019	FAMILY		1	No	No		
GLENDON, DIANA	71683-240		9/28/2018		550,000	No	No			
CATE PHILIP JR	16937-148		4/24/1986		200,000	No	No			Richard D.O. Death 9/8/2009

**PAT ACCT.**

blakeley	2505
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

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.						
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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2019	R-19-0083	KITCHEN	22,835	C	11/13/2019			Remove cabinets &
4/26/2019	R-19-0035	MANUAL	3,241	C				Air sealing insula

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
5/23/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
4/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	Spl Credit	Total:
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