



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
212		ASPEN CR, LINCOLN
Unit #:		
Owner 1: ATKINS TR THOMAS E		
Owner 2:		
Owner 3: SHEILA RABOW NOMINEE TRUST		
Street 1: 52 SYLVAN LN		
Street 2:		
Twn/City: WESTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02493 Type:		

**PREVIOUS OWNER**

Owner 1: DONALDSON - ANN		
Owner 2: -		
Street 1: 212 ASPEN CR		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	
Postal: 01773		

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1976, 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:						
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 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	480,200	3,000	0.000		483,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 349.39						/Parcel: 349.39	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	477,600	3000	.		480,600	480,600	Year End Roll	10/15/2020
2020	102	FV	477,600	3000	.		480,600	480,600	Year End Roll	9/26/2019
2019	102	FV	428,400	3000	.		431,400	431,400	Create Final value 2019	6/4/2019
2018	102	FV	428,400	3000	.		431,400	431,400	Year End Roll	9/28/2017
2017	102	FV	391,800	3000	.		394,800	394,800	Year End Roll	9/29/2016
2016	102	FV	380,800	3000	.		383,800	383,800	Year End Roll	1/14/2016
2015	102	FV	369,900	3000	.		372,900	372,900	Year End	10/2/2014
2014	102	FV	366,200	3000	.		369,200	369,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALDSON,ANN	58683-118		3/14/2012		360,000	No	No			
BALDWIN JACQUEL	52610-225		4/21/2009		360,000	No	No			
	13018-557		7/16/1976		63,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2009	4192	RENOVATI	30,000	C	1/7/2010			reno kit,replace i

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

