



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|------------------------------|--------|-----------------------|
| 216 | | ASPEN CR, LINCOLN |
| Unit #: | | |
| Owner 1: LEONARD CARMEL ANNE | | |
| Owner 2: BREA CESAR | | |
| Owner 3: | | |
| Street 1: 216 ASPEN CR | | |
| Street 2: | | |
| Twn/City: LINCOLN | | |
| St/Prov: | MA | Cntry: Own Occ: Y |
| Postal: | 01773 | Type: |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 102 | 522,300 | 3,000 | 0.000 | | 525,300 |
| Total Card 522,300 3,000 0.000 525,300 | | | | | |
| Total Parcel 522,300 3,000 0.000 525,300 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 254.94 | | /Parcel: 254.94 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| 04/16/12 | |

OWNERSHIP

| |
|-------------------------------|
| Owner 1: LEONARD CARMEL ANNE |
| Owner 2: BREA CESAR |
| Owner 3: |
| Street 1: 216 ASPEN CR |
| Street 2: |
| Twn/City: LINCOLN |
| St/Prov: MA Cntry: Own Occ: Y |
| Postal: 01773 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 | 519,500 | 3000 | . | | 522,500 | 522,500 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 519,500 | 3000 | . | | 522,500 | 522,500 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 466,000 | 3000 | . | | 469,000 | 469,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 466,000 | 3000 | . | | 469,000 | 469,000 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 419,400 | 3000 | . | | 422,400 | 422,400 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 407,600 | 3000 | . | | 410,600 | 410,600 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 395,900 | 3000 | . | | 398,900 | 398,900 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 391,900 | 3000 | . | | 394,900 | 394,900 | Year End Roll | 1/23/2014 |

Parcel ID 174 7 0 1 216

PREVIOUS OWNER

| |
|----------------------------------|
| Owner 1: MORGAN - NICHOLAS HEATH |
| Owner 2: - |
| Street 1: 216 ASPEN CR |
| Street 2: |
| Twn/City: LINCOLN |
| St/Prov: MA Cntry: Own Occ: Y |
| Postal: 01773 Type: |

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.

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| MORGAN,NICHOLAS | 76273-520 | | 11/25/2020 | | 630,000 | No | No | | | |
| SELIGER-SCHAMBE | 72334-54 | | 3/15/2019 | | 615,000 | No | No | | | |
| SELIGER-SCHAMBE | 70097-55 | | 10/18/2017 | CONVENIENC | | 1 | No | No | | |
| STAROSELSKY,ILY | 67132-549 | | 4/22/2016 | | 505,000 | No | No | | | |
| STAROSELSKY,ILY | 63254-132 | | 2/6/2014 | FAMILY | | 1 | No | No | | |
| BARRY ANNE B, | 49228-39 | | 4/2/2007 | | 420,000 | No | No | | | |
| GOODWIN-CABOT, | 27296-393 | | 5/15/1997 | | 258,000 | No | No | | | |
| ANNE D. BACON | 21379-20 | | 8/27/1991 | | 230,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|-----------|---------|--------|-----|------------|----------|-----------|--------------------|
| 5/17/2019 | R-19-0057 | WINDOWS | 37,000 | C | 10/15/2020 | | | Install 4 replacem |
| 2/24/2017 | 6673 | WINDOWS | 8,081 | C | 5/31/2017 | | | Replace 3 windows |
| 4/22/2016 | 6403 | KITCHEN | 30,000 | C | 2/7/2017 | | | Remodel the kitche |

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|--------|---|---------|------|--------|
| 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 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: |
|----------------------|-------------------|-----------------|-------|---------------|----------|--------|------------|--------|

PRINT

| Date | Time |
|----------|----------|
| 09/30/21 | 22:05:36 |

LAST REV

| Date | Time |
|----------|----------|
| 05/03/21 | 10:39:52 |

blakeley
2511

USER DEFINED

| | |
|---------------|------------|
| Prior Id # 1: | 98 104 216 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 2/7/2017 | CnfmdBldgDpt | 618 | G BOURGAULT |
| 4/16/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/13/2004 | M&L COMPLETE | 615 | |
| 5/19/1997 | MEAS+INSPCTD | 600 | |
| 4/29/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

