



PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		ASPEN CR, LINCOLN
Unit #:		
Owner 1: MAGUIRE JAMES F		
Owner 2: GERSHANOFF MARY DANA		
Owner 3:		
Street 1: 234 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	Legal Description
102	518,300	3,000	0.000		521,300	1898
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 214.37						/Parcel: 214.37

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/16/12

OWNERSHIP

Owner 1: RUBIN - JOAN
Owner 2: RUBIN - FREDRIC
Street 1: 234 ASPEN CR
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	515,500	3000	.		518,500	518,500	Year End Roll	10/15/2020
2020	102	FV	515,500	3000	.		518,500	518,500	Year End Roll	9/26/2019
2019	102	FV	462,300	3000	.		465,300	465,300	Create Final value 2019	6/4/2019
2018	102	FV	462,300	3000	.		465,300	465,300	Year End Roll	9/28/2017
2017	102	FV	422,800	3000	.		425,800	425,800	Year End Roll	9/29/2016
2016	102	FV	411,000	3000	.		414,000	414,000	Year End Roll	1/14/2016
2015	102	FV	396,300	3000	.		399,300	399,300	Year End	10/2/2014
2014	102	FV	392,400	3000	.		395,400	395,400	Year End Roll	1/23/2014

PREVIOUS OWNER

Owner 1: RUBIN - JOAN
Owner 2: RUBIN - FREDRIC
Street 1: 234 ASPEN CR
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUBIN,JOAN	73578-468		11/1/2019		535,000	No	No			
BLOOM,LAURENCE	64588-142		12/1/2014		436,500	No	No			
JABS WALTER W,	59104-338		5/16/2012		405,000	No	No			
RAYMOND EDYTHE,	44651-533		2/16/2005		449,000	No	No			
DURSO MURIEL I	31802-558		9/8/2000		379,000	No	No			
MURIEL I. DURSO	20673-565		7/25/1990			No	No			

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/20/2020	R-20-0051	WINDOWS	4,140	C				Replacement of 2 w

ACTIVITY INFORMATION

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

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																

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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