



PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		CHESTNUT CR, LINCOLN
Unit #:		
Owner 1: KINNE TR NORA S		
Owner 2: KINNE TR AARON W		
Owner 3: NORA S KLINE FAMILY TRUST		
Street 1: 124 CHESTNUT CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4915	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	635,400	2,400	0.000		637,800
Total Card 635,400 2,400 0.000 637,800					
Total Parcel 635,400 2,400 0.000 637,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 244.98		/Parcel: 244.98	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/11/12
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OWNERSHIP

Owner 1: DE OLIVEIRA - LUIZ CARLOS
Owner 2: -
Street 1: 124 CHESTNUT CR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4915 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	528,900	2900	.		531,800	531,800	Year End Roll	10/19/2021
2021	102	FV	526,000	2900	.		528,900	528,900	Year End Roll	10/15/2020
2020	102	FV	526,000	2900	.		528,900	528,900	Year End Roll	9/26/2019
2019	102	FV	476,600	2900	.		479,500	479,500	Create Final value 2019	6/4/2019
2018	102	FV	476,600	2900	.		479,500	479,500	Year End Roll	9/28/2017
2017	102	FV	435,900	2900	.		438,800	438,800	Year End Roll	9/29/2016
2016	102	FV	423,700	2900	.		426,600	426,600	Year End Roll	1/14/2016
2015	102	FV	411,400	2900	.		414,300	414,300	Year End	10/2/2014

Parcel ID 174 6 0 2 4

PRINT

Date	Time
10/18/22	22:40:48

LAST REV

Date	Time
07/19/22	10:16:06

USER DEFINED

Prior Id # 1:	98 103 124
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:	

PREVIOUS OWNER

Owner 1: DE OLIVEIRA - LUIZ CARLOS
Owner 2: -
Street 1: 124 CHESTNUT CR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DE OLIVEIRA,LUI	78407-274		8/4/2021		700,000	No	No			
CHEN,LICHU	71427-43		8/3/2018		599,900	No	No			
LYMAN RICHARD B	57003-408		6/17/2011		390,000	No	No			
LYMAN RICHARD B	35552-326		5/28/2002	CONVENIENC		1	No	No		
SPRAGUE, MARY-J	25568-444		8/15/1995		268,000	No	No			
SPRAGUE JOHN L	22113-129		6/11/1992	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/31/2014	5640	MANUAL	2,784	C				air sealing duct,
5/19/1997	306	RENOVATI	1,200	C	12/29/1993			
9/19/1995	815-95	FINISH B	12,000	C	5/19/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
12/29/1993	PERMIT VISIT	600	
4/1/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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																

Sign: VERIFICATION OF VISIT NOT DATA

