

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		CHESTNUT CR, LINCOLN

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 OWNER

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

NARRATIVE DESCRIPTION

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.

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
102	574,800	2,400	0.000		577,200
Total Card		574,800	2,400	0.000	577,200
Total Parcel		574,800	2,400	0.000	577,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 289.33		/Parcel: 289.33	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	514,800	2900	.		517,700	517,700	Year End Roll	10/19/2021
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

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/16/2021	MEC-21-0018	MANUAL	9,999	C				Install single zon
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	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

