

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		ASPEN CR, LINCOLN

OWNERSHIP

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:				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 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	536,900	2,400	0.000		539,300
Total Card	536,900	2,400	0.000		539,300
Total Parcel	536,900	2,400	0.000		539,300
Source:	Market Adj Cost	Total Value per SQ unit /Card: 389.95		/Parcel:	389.95

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	480,200	3000	.		483,200	483,200	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	

TAX DISTRICT

PAT ACCT.

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
12/23/2021	INSPECTED	5	TB
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

