



PROPERTY LOCATION

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

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 OWNER

Owner 1:	MORGAN - NICHOLAS HEATH
Owner 2:	-
Street 1:	216 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 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	585,500	2,400	0.000		587,900		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 285.32						/Parcel: 285.32	12/23/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	522,300	3000	.		525,300	525,300	Year End Roll	10/19/2021
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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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 kitch

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
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

