



PROPERTY LOCATION

No	Alt No	Direction/Street/City
222		ASPEN CR, LINCOLN
Unit #:		
Owner 1: BREAR CESAR		
Owner 2: LEONARD CARMEL ANNE		
Owner 3:		
Street 1: 222 ASPEN CR UNIT 222		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4920	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	618,000	2,400	0.000		620,400
Total Card 618,000 2,400 0.000 620,400					
Total Parcel 618,000 2,400 0.000 620,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 336.81		/Parcel: 336.81	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
12/23/21	

OWNERSHIP

Owner 1: BREAR CESAR
Owner 2: LEONARD CARMEL ANNE
Owner 3:
Street 1: 222 ASPEN CR UNIT 222
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4920 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	550,400	3100	.		553,500	553,500	Year End Roll	10/19/2021
2021	102	FV	547,500	3100	.		550,600	550,600	Year End Roll	10/15/2020
2020	102	FV	547,500	3100	.		550,600	550,600	Year End Roll	9/26/2019
2019	102	FV	490,700	3100	.		493,800	493,800	Create Final value 2019	6/4/2019
2018	102	FV	490,700	3100	.		493,800	493,800	Year End Roll	9/28/2017
2017	102	FV	448,800	3100	.		451,900	451,900	Year End Roll	9/29/2016
2016	102	FV	436,200	3100	.		439,300	439,300	Year End Roll	1/14/2016
2015	102	FV	423,600	3100	.		426,700	426,700	Year End	10/2/2014

PREVIOUS OWNER

Owner 1: KIMNACH TR - ELIZABETH
Owner 2: ELIZABETH KIMNACH TRUST 2018 -
Street 1: 222 ASPEN CR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4920 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KIMNACH TR,ELIZ	76332-542		12/3/2020		615,000	No	No	
KIMNACH,ELIZABE	72638-168		5/22/2019	FAMILY		1	No	No
MADELINE YOUNG	15798-536		9/25/1984		193,000	No	No	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	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 Infru	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

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	SpI Credit	Total:
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