



PROPERTY LOCATION

No	Alt No	Direction/Street/City
225		ASPEN CR, LINCOLN
Unit #: _____		
Owner 1: EDMONSTON KATHLEEN		
Owner 2: EDMONSTON JOHN R		
Owner 3: _____		
Street 1: 225 ASPEN CR		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	Own Occ: Y
Postal: 01773-4920		Type: _____

PREVIOUS OWNER

Owner 1: FARAN JR - JAMES J		
Owner 2: -		
Street 1: 225 ASPEN CR		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	
Postal: 01773-4920		

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	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 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	659,800	2,400	0.000		662,200
Total Card 659,800 2,400 0.000 662,200					
Total Parcel 659,800 2,400 0.000 662,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 278.07		/Parcel: 278.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	587,900	3100	.		591,000	591,000	Year End Roll	10/19/2021
2021	102	FV	584,800	3100	.		587,900	587,900	Year End Roll	10/15/2020
2020	102	FV	584,800	3100	.		587,900	587,900	Year End Roll	9/26/2019
2019	102	FV	524,200	3100	.		527,300	527,300	Create Final value 2019	6/4/2019
2018	102	FV	524,200	3100	.		527,300	527,300	Year End Roll	9/28/2017
2017	102	FV	479,400	3100	.		482,500	482,500	Year End Roll	9/29/2016
2016	102	FV	465,900	3100	.		469,000	469,000	Year End Roll	1/14/2016
2015	102	FV	452,500	3100	.		455,600	455,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARAN JR,JAMES	79167-93		11/17/2021	PVT SALE	850,000	No	No			
KANENAKA JANET	43657-120		9/3/2004		529,900	No	No			
CLARKE, JAMES R	25670-352		9/20/1995		325,000	No	No		PROBATE #95P1012E	
MARTHA S. PATRI	14104-75		10/21/1980		165,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2022	R-22-0151	RENOVATI	38,866	O				Master bedroom rem
7/6/2020	MEC-20-0004	MANUAL	7,000	O				Replace furnace &

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

USER DEFINED

Prior Id # 1:	98 104 225
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:	

PRINT

Date	Time
10/18/22	22:46:07

LAST REV

Date	Time
07/19/22	10:11:55

