



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
233		ASPEN CR, LINCOLN
Unit #:		
Owner 1: BROWN TR DOROTHY BLANCHARD		
Owner 2: BROWN TR FREDERICK O		
Owner 3: DOROTHY BLANCHARD BROWN LIV TR		
Street 1: 233 ASPEN CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4921	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	612,700	2,400	0.000		615,100
Total Card 612,700 2,400 0.000 615,100					
Total Parcel 612,700 2,400 0.000 615,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 240.74		/Parcel: 240.74	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

12/24/21
Insp Date

**OWNERSHIP**

Owner 1: ALLEN DOROTHY M TR -
Owner 2: DOROTHY M ALLEN LIVING TRUST -
Street 1: 233 ASPEN CR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4921 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	550,300	3000	.		553,300	553,300	Year End Roll	10/19/2021
2021	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	10/15/2020
2020	102	FV	547,300	3000	.		550,300	550,300	Year End Roll	9/26/2019
2019	102	FV	496,200	3000	.		499,200	499,200	Create Final value 2019	6/4/2019
2018	102	FV	496,200	3000	.		499,200	499,200	Year End Roll	9/28/2017
2017	102	FV	453,800	3000	.		456,800	456,800	Year End Roll	9/29/2016
2016	102	FV	441,100	3000	.		444,100	444,100	Year End Roll	1/14/2016
2015	102	FV	428,400	3000	.		431,400	431,400	Year End	10/2/2014

Parcel ID 174 7 0 3 233

**PRINT**

Date	Time
10/18/22	22:46:40

**LAST REV**

Date	Time
12/24/21	06:56:54

**USER DEFINED**

Prior Id # 1:	98 104 233
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:	

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN DOROTHY M	56691-214		4/4/2011	FAMILY		1 No	No			
FARAN JAMES J J	43906-462		10/15/2004		525,000	No	No			
FARAN JAMES J F	38232-604		3/10/2003	CONVENIENC	100	No	No			
HOUTZEEL ALEXAN	28038-162		12/31/1997		340,000	No	No			
HOUTZEEL STEPHA	23061-432		4/9/1993	FAMILY	260,000	No	No			FAMILY TRANSFER

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/24/2021	INSPECTED	5	TB
4/16/2012	MEAS/EXT INS	25	D ERSKINE
12/1/2004	MEAS+INSPCTD	600	
3/27/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

**PROPERTY FACTORS**

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

Sign: VERIFICATION OF VISIT NOT DATA

**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																

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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