



PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		CHESTNUT CR, LINCOLN
Unit#:		
Owner 1: LOSCHEN CHRISTOPHER T		
Owner 2: GOLDEN E ALEXANDRA		
Owner 3:		
Street 1: 111 CHESTNUT CIRCLE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	710,200	2,400	0.000		712,600
Total Card 710,200 2,400 0.000 712,600					
Total Parcel 710,200 2,400 0.000 712,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 272.71		/Parcel: 272.71	

Legal Description
1857
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/11/12

OWNERSHIP

Owner 1: PEAVY - SARA
Owner 2: -
Street 1: 1675 YORK AVENUE
Twn/City: NEW YORK
St/Prov: NY
Postal: 10128

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	661,800	2400	.		664,200	664,200	Year end	11/3/2022
2022	102	FV	592,600	2900	.		595,500	595,500	Year End Roll	10/19/2021
2021	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	10/15/2020
2020	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	9/26/2019
2019	102	FV	528,600	2900	.		531,500	531,500	Create Final value 2019	6/4/2019
2018	102	FV	528,600	2900	.		531,500	531,500	Year End Roll	9/28/2017
2017	102	FV	483,500	2900	.		486,400	486,400	Year End Roll	9/29/2016
2016	102	FV	469,900	2900	.		472,800	472,800	Year End Roll	1/14/2016

PREVIOUS OWNER

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.			
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PEAVY,SARA	64784-160		1/12/2015	DIVORCE/ESTA	454,500	No	No	
LEE TR,DAVID S	63938-150		7/18/2014	DIVORCE/ESTA		No	No	
PEAVY,LEO	63938-144		7/18/2014	DIVORCE/ESTA		No	No	
ABBOTT MARGARET	33968-218		11/1/2001	CHD>SALE	425,000	No	No	
FARRAR PD.VILLA	12757-75		1/3/1975		73,500	No	No	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/1/2015	6097	MANUAL	8,000	C				Sheet metal work t
12/14/2001	2412	MANUAL	95,000	C	6/29/2002			Reno kitchen, fini

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L COMPLETE	615	
6/29/2002	MEAS/EXT INS	613	
5/19/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

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

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

