



PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		CHESTNUT CR, LINCOLN
Unit#:		
Owner 1: SMITH TR BEVERLY JEAN		
Owner 2:		
Owner 3: BEVERLY-JEAN SMITH 2017 RESTAT		
Street 1: 112 CHESTNUT CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4914	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	617,400	2,400	0.000		619,800		
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	04/11/12
Total Value per SQ unit /Card: 241.84						/Parcel: 241.84	

OWNERSHIP

Owner 1: SMITH TR BEVERLY JEAN
Owner 2:
Owner 3: BEVERLY-JEAN SMITH 2017 RESTAT
Street 1: 112 CHESTNUT CR
Street 2:
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-4914

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	575,400	2400	.		577,800	577,800	Year end	11/3/2022
2022	102	FV	514,700	2900	.		517,600	517,600	Year End Roll	10/19/2021
2021	102	FV	512,000	2900	.		514,900	514,900	Year End Roll	10/15/2020
2020	102	FV	512,000	2900	.		514,900	514,900	Year End Roll	9/26/2019
2019	102	FV	459,100	2900	.		462,000	462,000	Create Final value 2019	6/4/2019
2018	102	FV	459,100	2900	.		462,000	462,000	Year End Roll	9/28/2017
2017	102	FV	419,900	2900	.		422,800	422,800	Year End Roll	9/29/2016
2016	102	FV	408,100	2900	.		411,000	411,000	Year End Roll	1/14/2016

PREVIOUS OWNER

Owner 1: SMITH - BEVERLY JEAN
Owner 2: -
Street 1: 112 CHESTNUT CR
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-4914

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH,BEVERLY J	70576-394		1/31/2018	CONVENIENC	99	No	No			
MARY ABELE	18094-83		5/5/1987		241,000	No	No			

NARRATIVE DESCRIPTION

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, 3 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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/30/2009	4236	RENOVATI	14,908	C				replace 6 win and
5/10/2007	3673	FINISH B	38,000	C	4/29/2009			fin bmt into media

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
3/6/2004	M&L EXTERIOR	615	
5/23/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

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																

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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