



PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		CHESTNUT CR, LINCOLN

OWNERSHIP

Owner 1:	HINES TR STEPHEN
Owner 2:	PHILLIPS TR CONSTANCE
Owner 3:	STEPHEN HINES REVOCABLE TRUST
Street 1:	116 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4914 Type:

PREVIOUS OWNER

Owner 1:	HINES - STEPHEN
Owner 2:	PHILLIPS - CONSTANCE
Street 1:	116 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4914

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, 2 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

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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	580,500	2,400	0.000		582,900	1862	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 414.88						/Parcel: 414.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	541,000	2400	.		543,400	543,400	Year end	11/3/2022
2022	102	FV	485,900	2900	.		488,800	488,800	Year End Roll	10/19/2021
2021	102	FV	483,400	2900	.		486,300	486,300	Year End Roll	10/15/2020
2020	102	FV	475,400	2900	.		478,300	478,300	Year End Roll	9/26/2019
2019	102	FV	426,300	2900	.		429,200	429,200	Create Final value 2019	6/4/2019
2018	102	FV	426,300	2900	.		429,200	429,200	Year End Roll	9/28/2017
2017	102	FV	389,900	2900	.		392,800	392,800	Year End Roll	9/29/2016
2016	102	FV	379,000	2900	.		381,900	381,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HINES,STEPHEN	81893-423		8/16/2023	CONVENIENC		1	No	No		
THOMPSON,PATRIC	70938-386		4/30/2018		510,000	No	No			
HEALEY JEANNE C	30465-379		7/27/1999		306,000	No	No			
GARSDIE ALICE	21379-498		8/27/1991		209,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2018	7157	KITCHEN	18,000	C				Remodel the kitche
4/30/2001	2213	MANUAL	55,000	C	6/8/2001			sunroom 6/8/01 50%

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/18/2019	SALES INSP	621	N Cramer
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
4/13/2002	MEAS+INSPCTD	613	
6/8/2001	MEAS+INSPCTD	613	
5/23/1997	MEAS+INSPCTD	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

