



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BANKS PAMELA J
Owner 2:	
Owner 3:	
Street 1:	123 CHESTNUT CIRCLE UNIT 3
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROBTEN REALTY LLC -
Owner 2:	-
Street 1:	36 COUNTY ROAD
Twn/City:	READING
St/Prov:	MA Cntry
Postal:	01867

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				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	642,400	2,400	0.000		644,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 238.77						/Parcel: 238.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	598,700	2400	.		601,100	601,100	Year end	11/3/2022
2022	102	FV	536,500	2900	.		539,400	539,400	Year End Roll	10/19/2021
2021	102	FV	533,700	2900	.		536,600	536,600	Year End Roll	10/15/2020
2020	102	FV	533,700	2900	.		536,600	536,600	Year End Roll	9/26/2019
2019	102	FV	483,500	2900	.		486,400	486,400	Create Final value 2019	6/4/2019
2018	102	FV	483,500	2900	.		486,400	486,400	Year End Roll	9/28/2017
2017	102	FV	442,200	2900	.		445,100	445,100	Year End Roll	9/29/2016
2016	102	FV	429,800	2900	.		432,700	432,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBTEN REALTY L	79908-503		3/31/2022	CHD>SALE	880,000	No	No			
GALLUP JR, WILLI	78645-100		9/8/2021	CHD>SALE	400,000	No	No			
DAVIS R MAY	21528-71		11/8/1991		195,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2021	R-21-0270	RENOVATI	5,000	O	3/24/2022			Open up kitchen to
11/2/2021	SH-21-0015	SHEET MT	8,000	O				Sheet metal work t
10/7/2021	R-21-0232	KITCHEN	111,000	O	3/24/2022			Kitchen & bath ren
11/13/2011	4640	MANUAL	1,098	C				replace one entry
7/29/1998	1472	FINISH B	8,000	C	3/31/1999			
8/24/1993	324	RENOVATI	1,200	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/23/2004	M&L COMPLETE	615	
3/31/1999	MEAS+INSPECT	602	
5/19/1997	MEAS+INSPECT	600	
4/26/1996	MEAS+INSPECT	606	
12/20/1993	PERMIT VISIT	600	
4/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

