

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KINNE TR NORA S
Owner 2:	KINNE TR AARON W
Owner 3:	NORA S KINNE FAMILY TRUST
Street 1:	124 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4915 Type:

PREVIOUS OWNER

Owner 1:	DE OLIVEIRA - LUIZ CARLOS
Owner 2:	-
Street 1:	124 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4915

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:						
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	681,800	2,400	0.000		684,200		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 262.80						/Parcel: 262.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	635,400	2400	.		637,800	637,800	Year end	11/3/2022
2022	102	FV	528,900	2900	.		531,800	531,800	Year End Roll	10/19/2021
2021	102	FV	526,000	2900	.		528,900	528,900	Year End Roll	10/15/2020
2020	102	FV	526,000	2900	.		528,900	528,900	Year End Roll	9/26/2019
2019	102	FV	476,600	2900	.		479,500	479,500	Create Final value 2019	6/4/2019
2018	102	FV	476,600	2900	.		479,500	479,500	Year End Roll	9/28/2017
2017	102	FV	435,900	2900	.		438,800	438,800	Year End Roll	9/29/2016
2016	102	FV	423,700	2900	.		426,600	426,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DE OLIVEIRA,LUI	78407-274		8/4/2021		700,000	No	No			
CHEN,LICHU	71427-43		8/3/2018		599,900	No	No			
LYMAN RICHARD B	57003-408		6/17/2011		390,000	No	No			
LYMAN RICHARD B	35552-326		5/28/2002	CONVENIENC		1	No			
SPRAGUE, MARY-J	25568-444		8/15/1995		268,000	No	No			
SPRAGUE JOHN L	22113-129		6/11/1992	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/31/2014	5640	MANUAL	2,784	C				air sealing duct,
5/19/1997	306	RENOVATI	1,200	C	12/29/1993			
9/19/1995	815-95	FINISH B	12,000	C	5/19/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/28/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
12/29/1993	PERMIT VISIT	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	98 103 124
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:	

PRINT

Date	Time
09/13/23	23:36:35

LAST REV

Date	Time
04/04/23	14:16:52
blakeley	
2487	

