



PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		CHESTNUT CR, LINCOLN
Unit#:		
Owner 1: MORGAN H ARLENE		
Owner 2:		
Owner 3:		
Street 1: 136 CHESTNUT CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4916	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	555,100	2,400	0.000		557,500
Total Card 555,100 2,400 0.000 557,500					
Total Parcel 555,100 2,400 0.000 557,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 396.80		/Parcel: 396.80	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
04/11/12	

OWNERSHIP

Owner 1: MORGAN H ARLENE
Owner 2:
Owner 3:
Street 1: 136 CHESTNUT CR
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4916 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	517,300	2400	.		519,700	519,700	Year end	11/3/2022
2022	102	FV	461,900	2900	.		464,800	464,800	Year End Roll	10/19/2021
2021	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	10/15/2020
2020	102	FV	459,500	2900	.		462,400	462,400	Year End Roll	9/26/2019
2019	102	FV	411,800	2900	.		414,700	414,700	Create Final value 2019	6/4/2019
2018	102	FV	411,800	2900	.		414,700	414,700	Year End Roll	9/28/2017
2017	102	FV	376,600	2900	.		379,500	379,500	Year End Roll	9/29/2016
2016	102	FV	365,800	2900	.		368,700	368,700	Year End Roll	1/14/2016

PREVIOUS OWNER

Owner 1: MCDONALD - NANCY S
Owner 2: -
Street 1: 136 CHESTNUT CR
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4916 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MCDONALD,NANCY	80200-371		5/31/2022		582,000	No	No	
ROSEN,JOSEPH	66424-66		11/23/2015		415,000	No	No	
KWASNAK WALTER	21243-550		6/25/1991		179,000	No	No	

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/25/2016	6510	WINDOWS	18,857	C				Replace 5 windows
2/22/2016	6349	MANUAL	7,000	O				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/11/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS/EXT INS	606	
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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