



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILAN DONALD B
Owner 2:	MILAN ELLEN
Owner 3:	
Street 1:	152 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4918 Type:

PREVIOUS OWNER

Owner 1:	MILAN - DONALD B
Owner 2:	MILAN - ELLEN
Street 1:	152 CHESTNUT CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4918

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:				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
102	559,600	2,400	0.000		562,000
Total Card		559,600	2,400	0.000	562,000
Total Parcel		559,600	2,400	0.000	562,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.36		/Parcel: 406.36	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	521,600	2400	.		524,000	524,000	Year end	11/3/2022
2022	102	FV	466,800	2900	.		469,700	469,700	Year End Roll	10/19/2021
2021	102	FV	464,300	2900	.		467,200	467,200	Year End Roll	10/15/2020
2020	102	FV	464,300	2900	.		467,200	467,200	Year End Roll	9/26/2019
2019	102	FV	416,400	2900	.		419,300	419,300	Create Final value 2019	6/4/2019
2018	102	FV	416,400	2900	.		419,300	419,300	Year End Roll	9/28/2017
2017	102	FV	374,100	2900	.		377,000	377,000	Year End Roll	9/29/2016
2016	102	FV	363,600	2900	.		366,500	366,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILAN,DONALD B	62630-589		9/13/2013	FAMILY	99	No	No			
REID CYNTHIA J	23597-370		8/30/1993		205,000	No	No			SELLER NEEDED PRICE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/2/2020	MEC-20-0007	MANUAL	7,000	C				Replace furnace &
9/16/2016	6557	KITCHEN	4,700	C	2/7/2017			Kitchen remodel

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

