



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOLFSON JONATHAN G
Owner 2:	
Owner 3:	
Street 1:	154 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4918 Type:

PREVIOUS OWNER

Owner 1:	MCELVENNY - CHRISTINE
Owner 2:	-
Street 1:	154 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-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	642,600	2,400	0.000		645,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 247.74						/Parcel: 247.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	598,900	2400	.		601,300	601,300	Year end	11/3/2022
2022	102	FV	536,700	2900	.		539,600	539,600	Year End Roll	10/19/2021
2021	102	FV	533,800	2900	.		536,700	536,700	Year End Roll	10/15/2020
2020	102	FV	533,800	2900	.		536,700	536,700	Year End Roll	9/26/2019
2019	102	FV	483,600	2900	.		486,500	486,500	Create Final value 2019	6/4/2019
2018	102	FV	483,600	2900	.		486,500	486,500	Year End Roll	9/28/2017
2017	102	FV	442,300	2900	.		445,200	445,200	Year End Roll	9/29/2016
2016	102	FV	426,000	2900	.		428,900	428,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCELVENNY,CHRIS	81809-427		7/25/2023		810,000	No	No			
STUPP TR,ROBERT	65647-202		6/30/2015		490,000	No	No			
STUPP ROBERT W,	55476-268		9/29/2010	FAMILY		1	No	No		
KRAMP RUSSELL K	41916-328		1/30/2004		517,500	No	No			
KRAMP. RUSSELL	27126-253		3/12/1997	CONVENIENC		1	No	No		
CARUSO ROBERT/A	23344-289		6/24/1993		198,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2000	2033	WDK	2,500	C	6/8/2001			6/8/01 0% decided

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L EXTERIOR	615	
4/13/2002	MEAS/EXT INS	613	
6/8/2001	MEAS/EXT INS	613	
5/19/1997	MEAS/EXT INS	600	
4/26/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

