



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 234 |        | ASPEN CR, LINCOLN     |

**OWNERSHIP**

|           |                      |
|-----------|----------------------|
| Owner 1:  | MAGUIRE JAMES F      |
| Owner 2:  | GERSHANOFF MARY DANA |
| Owner 3:  |                      |
| Street 1: | 234 ASPEN CR         |
| Street 2: |                      |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry Own Occ: Y  |
| Postal:   | 01773 Type:          |

**PREVIOUS OWNER**

|           |                 |
|-----------|-----------------|
| Owner 1:  | RUBIN - JOAN    |
| Owner 2:  | RUBIN - FREDRIC |
| Street 1: | 234 ASPEN CR    |
| Twn/City: | LINCOLN         |
| St/Prov:  | MA Cntry        |
| Postal:   | 01773           |

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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: |      |       |   |         |      |        |
| 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                                   | 622,200        | 2,400      | 0.000     |            | 624,600     | 1898              | 0         |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 256.85 |                |            |           |            |             | /Parcel: 256.85   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023   | 102 | FV  | 579,800    | 2400      | .         |            | 582,200     | 582,200       | Year end                | 11/3/2022  |
| 2022   | 102 | FV  | 518,300    | 3000      | .         |            | 521,300     | 521,300       | Year End Roll           | 10/19/2021 |
| 2021   | 102 | FV  | 515,500    | 3000      | .         |            | 518,500     | 518,500       | Year End Roll           | 10/15/2020 |
| 2020   | 102 | FV  | 515,500    | 3000      | .         |            | 518,500     | 518,500       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 462,300    | 3000      | .         |            | 465,300     | 465,300       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 462,300    | 3000      | .         |            | 465,300     | 465,300       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 422,800    | 3000      | .         |            | 425,800     | 425,800       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 411,000    | 3000      | .         |            | 414,000     | 414,000       | Year End Roll           | 1/14/2016  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| RUBIN,JOAN      | 73578-468 |      | 11/1/2019 |           | 535,000    | No | No  |       |                 |       |
| BLOOM,LAURENCE  | 64588-142 |      | 12/1/2014 |           | 436,500    | No | No  |       |                 |       |
| JABS WALTER W,  | 59104-338 |      | 5/16/2012 |           | 405,000    | No | No  |       |                 |       |
| RAYMOND EDYTHE, | 44651-533 |      | 2/16/2005 |           | 449,000    | No | No  |       |                 |       |
| DURSO MURIEL I  | 31802-558 |      | 9/8/2000  |           | 379,000    | No | No  |       |                 |       |
| MURIEL I. DURSO | 20673-565 |      | 7/25/1990 |           |            | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number    | Descp   | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|-----------|---------|--------|-----|------------|----------|----------|--------------------|
| 3/20/2020 | R-20-0051 | WINDOWS | 4,140  | C   |            |          |          | Replacement of 2 w |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/24/2021 | INSPECTED    | 5   | TB        |
| 4/16/2012  | MEAS/EXT INS | 25  | D ERSKINE |
| 3/3/2004   | M&L COMPLETE | 615 |           |
| 5/19/1997  | MEAS+INSPCTD | 600 |           |
| 4/29/1996  | MEAS/EXT INS | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

|               |            |
|---------------|------------|
| Prior Id # 1: | 98 104 234 |
| 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 | 23:43:28 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 12/24/21 | 07:09:33 |
| apro     |          |
| 2520     |          |

