



PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		ASPEN CR, LINCOLN
Unit #:		
Owner 1: AHMED SHIHAB		
Owner 2:		
Owner 3:		
Street 1: 244 ASPEN CR		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773		Type:

PREVIOUS OWNER

Owner 1: MAULTSBY - LAURENCE		
Owner 2: MAULTSBY - EMILY		
Street 1: 244 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, 2 Baths, 1 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	592,400	2,400	0.000		594,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.84						/Parcel: 311.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	552,100	2400	.		554,500	554,500	Year end	11/3/2022
2022	102	FV	493,200	3000	.		496,200	496,200	Year End Roll	10/19/2021
2021	102	FV	490,600	3000	.		493,600	493,600	Year End Roll	10/15/2020
2020	102	FV	490,600	3000	.		493,600	493,600	Year End Roll	9/26/2019
2019	102	FV	440,000	3000	.		443,000	443,000	Create Final value 2019	6/4/2019
2018	102	FV	440,000	3000	.		443,000	443,000	Year End Roll	9/28/2017
2017	102	FV	402,300	3000	.		405,300	405,300	Year End Roll	9/29/2016
2016	102	FV	391,100	3000	.		394,100	394,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAULTSBY,LAUREN	67550-481		7/1/2016		514,000	No	No			
ALLISON,MARION	62347-581		7/30/2013		375,000	No	No			
ALLISON MARION	46336-86		10/25/2005	CONVENIENC		1	No	No		LIFE ESTATE
ALLISON JOHN R,	46336-84		10/25/2005	CONVENIENC		1	No	No		
EVELYN RAYNER	22085-243		6/1/1992		210,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

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/EXT INS	600	
4/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

