



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: GARDNER STEPHEN P  
 Owner 2: GARDNER EDITH A  
 Owner 3:  
 Street 1: 132 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	Legal Description
102	541,100	2,900	0.000		544,000	1888
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 285.21						/Parcel: 285.21

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/11/12

**PREVIOUS OWNER**

Owner 1: MEYER - WILLIAM E  
 Owner 2: ROBERGE-MEYER - NANCY J  
 Street 1: 132 CHESTNUT CR  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 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
2020	102	FV	541,100	2900	.		544,000	544,000	Year End Roll	9/26/2019
2019	102	FV	485,800	2900	.		488,700	488,700	Create Final value 2019	6/4/2019
2018	102	FV	485,800	2900	.		488,700	488,700	Year End Roll	9/28/2017
2017	102	FV	386,700	2900	.		389,600	389,600	Year End Roll	9/29/2016
2016	102	FV	375,900	2900	.		378,800	378,800	Year End Roll	1/14/2016
2015	102	FV	365,000	2900	.		367,900	367,900	Year End	10/2/2014
2014	102	FV	361,400	2900	.		364,300	364,300	Year End Roll	1/23/2014
2013	102	FV	337,700	2900	.		340,600	340,600	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER, WILLIAM E	67687-226		7/26/2016		565000	No	No			
CULVER PERRY J,	50348-135		11/14/2007		423000	No	No			
SMITH EDWARD W	31497-046		6/13/2000	CHD>SALE	400000	No	No			
SPEER ELIZABETH	15784-282		9/14/1984		170000	No	No			

**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, 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/15/2001	2168	MANUAL	14,000	C	6/8/2001			enlarge room add b

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
6/8/2001	MEAS+INSPCTD	613	
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:	Spl Credit	Total:
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PRINT

Date	Time
10/22/20	19:04:05

LAST REV

Date	Time
05/11/17	15:20:54

apro  
2490

**USER DEFINED**

Prior Id # 1:	98 103 132
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:	

Sign: VERIFICATION OF VISIT NOT DATA

