



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 212 | | ASPEN CR, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------------|
| Owner 1: | ATKINS TR THOMAS E |
| Owner 2: | |
| Owner 3: | SHEILA RABOW NOMINEE TRUST |
| Street 1: | 52 SYLVAN LN |
| Street 2: | |
| Twn/City: | WESTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02493 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | DONALDSON - ANN |
| Owner 2: | - |
| Street 1: | 212 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, 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 |
| t | | | | | | |

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 | 477,600 | 3,000 | 0.000 | | 480,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 347.51 | | | | | | /Parcel: 347.51 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 102 | FV | 477,600 | 3000 | . | | 480,600 | 480,600 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 428,400 | 3000 | . | | 431,400 | 431,400 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 428,400 | 3000 | . | | 431,400 | 431,400 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 391,800 | 3000 | . | | 394,800 | 394,800 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 380,800 | 3000 | . | | 383,800 | 383,800 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 369,900 | 3000 | . | | 372,900 | 372,900 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 366,200 | 3000 | . | | 369,200 | 369,200 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 342,100 | 3000 | . | | 345,100 | 345,100 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| DONALDSON,ANN | 58683-118 | | 3/14/2012 | | 360000 | No | No | | | |
| BALDWIN JACQUEL | 52610-225 | | 4/21/2009 | | 360000 | No | No | | | |
| | 13018-557 | | 7/16/1976 | | 63500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 6/1/2009 | 4192 | RENOVATI | 30,000 | C | 1/7/2010 | | | reno kit,replace i |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/16/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/19/2010 | PERMIT VISIT | 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

