



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
244		ASPEN CR, LINCOLN
OWNERSHIP		
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:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	490,600	3,000	0.000		493,600
Total Card 490,600 3,000 0.000 493,600					
Total Parcel 490,600 3,000 0.000 493,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 258.78		/Parcel: 258.78	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/16/12
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**PREVIOUS OWNER**

Owner 1:	MAULTSBY - LAURENCE
Owner 2:	MAULTSBY - EMILY
Street 1:	244 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 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	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
2015	102	FV	379,800	3000	.		382,800	382,800	Year End	10/2/2014
2014	102	FV	376,000	3000	.		379,000	379,000	Year End Roll	1/23/2014
2013	102	FV	351,100	3000	.		354,100	354,100	Year End Roll	10/25/2012

Parcel ID 174 7 0 4 244

**PRINT**

Date	Time
10/22/20	19:08:30

**LAST REV**

Date	Time
08/08/16	10:09:44

**USER DEFINED**

Prior Id # 1:	98 104 244
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:	

**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.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MAULTSBY,LAUREN	67550-481		7/1/2016		514000	No	No	
ALLISON,MARION	62347-581		7/30/2013		375000	No	No	
ALLISON MARION	46336-86		10/25/2005	CONVENIENC		1	No	
ALLISON JOHN R,	46336-84		10/25/2005	CONVENIENC		1	No	
EVELYN RAYNER	22085-243		6/1/1992		210000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes
	LIFE ESTATE

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
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	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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																

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102 CONDO	Prime NB Desc:	FARRAR P	Total:		SpI Credit:		Total:	
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