

103

13

0

10

10C

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

563,800 /

563,800 /

563,800 /

USE VALUE:

ASSESSed:

563,800 /

563,800 /

563,800 /

563,800 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	C	NORTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	WANG TINA Y
Owner 2:	KJAERGAARD FRANK
Owner 3:	
Street 1:	19D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1115 Type:

PREVIOUS OWNER

Owner 1:	DUDZIC - STEPHANIE
Owner 2:	KANE - RYAN ARNO
Street 1:	10C NORTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1115

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1991, having primarily CLAPBOARD Exterior and 1267 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water	A			SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			PAVED
t		Gas:	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.	0.00	BR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	563,800			563,800
Total Card	0.000	563,800			563,800
Total Parcel	0.000	563,800			563,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 444.99		/Parcel:	444.99

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	530,100	0	.		530,100		Year End Roll	12/2/2024
2024	102	FV	496,100	0	.		496,100		Year end	11/9/2023
2023	102	FV	472,500	0	.		472,500	472,500	Year end	11/3/2022
2022	102	FV	463,400	0	.		463,400	463,400	Year End Roll	10/19/2021
2021	102	FV	421,400	0	.		421,400	421,400	Year End Roll	10/15/2020
2020	102	FV	390,100	0	.		390,100	390,100	Year End Roll	9/26/2019
2019	102	FV	377,600	0	.		377,600	377,600	Create Final va	6/4/2019
2018	102	FV	377,600	0	.		377,600	377,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUDZIC ,STEPHAN	76329-391		12/3/2020		420,000	No	No		
ROSS,ROBERT H	63850-301		7/1/2014		360,960	No	No		
WORSH ARTHUR J,	39308-84		5/23/2003		360,000	No	No		
DOLBEC RICHARD	23583-154		8/26/1993		175,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2021	R-21-0108	WINDOWS	1,092	C				Install 2 solid vi
3/17/2021	C-21-0014	MANUAL	875	C	9/23/2021			Replace deck board
1/4/2021	R-21-0002	BATH	10,000	C				Remodel 2 bathroom
7/24/2018	7143	KITCHEN	28,521	C	9/11/2018			Change kitchen cab

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
11/14/2018		622	K Cuoco
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	BATTLE	Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 10C
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:	
CivilDistrict:	
Ratio:	

!1601!

PRINT

Date	Time
09/26/25	16:44:45

LAST REV

Date	Time
10/13/22	09:30:38

blakeley
1601

