

103
Map

13
Lot

0
Sublot

11
Building

11B
Unit

1 of 1
CARD

CONDOS

Town Of Lincoln

APPRaised: 555,500 /
USE VALUE: 555,500 /
ASSESSed: 555,500 /

Total Card / Total Parcel
555,500 / 555,500
555,500 / 555,500
555,500 / 555,500



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 11 | B | SOUTH COMMONS, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | ESHRAHIAN TR HAMED |
| Owner 2: | |
| Owner 3: | HAMED ESHRAGHIA REVOCABLE TR |
| Street 1: | 1339 CUERNAVACA CIRCULO |
| Street 2: | |
| Twn/City: | MOUNTAIN VIEW |
| St/Prov: | CA Cntry Own Occ: Y |
| Postal: | 94040 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | JHUN - EUNMI |
| Owner 2: | JHUN - INY |
| Street 1: | 11B SOUTH COMMONS |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1114 |

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1995, having primarily CLAPBOARD Exterior and 1234 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | | | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

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 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|--------|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | CONDO | Prime NB Desc | BATTLE | Total: | | SpI Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|--------|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 102 | 0.000 | 555,500 | | | 555,500 |
| Total Card | 0.000 | 555,500 | | | 555,500 |
| Total Parcel | 0.000 | 555,500 | | | 555,500 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 450.16 | /Parcel: | 450.16 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 102 | FV | 521,300 | 0 | . | | 521,300 | | Year End Roll | 12/2/2024 |
| 2024 | 102 | FV | 487,700 | 0 | . | | 487,700 | | Year end | 11/9/2023 |
| 2023 | 102 | FV | 464,400 | 0 | . | | 464,400 | 464,400 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 453,200 | 0 | . | | 453,200 | 453,200 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 420,900 | 0 | . | | 420,900 | 420,900 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 389,700 | 0 | . | | 389,700 | 389,700 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 377,100 | 0 | . | | 377,100 | 377,100 | Create Final va | 6/4/2019 |
| 2018 | 102 | FV | 377,100 | 0 | . | | 377,100 | 377,100 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| JHUN,EUNMI | 63530-587 | | 4/25/2014 | | 368,000 | No | No | | |
| JHUN EUNMI, | 48684-509 | | 12/18/2006 | FAMILY | | 1 | No | No | |
| DOHERTY KATHLEE | 47286-99 | | 4/13/2006 | | 368,500 | No | No | | |
| BRANDT SUZANNE | 28771-338 | | 6/17/1998 | | 215,000 | No | No | | |
| LINCOLN HOUSE A | 25415-109 | | 6/16/1995 | | 180,939 | No | No | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 12/3/2024 | MEAS/EXT INS | 6 | JN |
| 4/24/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/1/2004 | M&L COMPLETE | 615 | |

Sign: VERIFICATION OF VISIT NOT DATA

!1604!

PRINT
Date Time
09/26/25 16:45:07

LAST REV
Date Time
02/14/25 12:17:28

apro
1604

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 6 10 11B |
| 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: | |

