

103

13

0

11

11D

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 756,200 /
USE VALUE: 756,200 /
ASSESSed: 756,200 /

Total Card / Total Parcel
756,200 / 756,200
756,200 / 756,200
756,200 / 756,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	D	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	CHRISTIAN TR ANDREW D
Owner 2:	CHANDRA TR DIVYA C
Owner 3:	11D SOUTH COMMONS REALTY TRUS
Street 1:	11D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	CHRISTIAN - ANDREW D
Owner 2:	CHANDRA - DIVYA C
Street 1:	11D 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 2355 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	756,200			756,200
Total Card	0.000	756,200			756,200
Total Parcel	0.000	756,200			756,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	321.08	/Parcel:	321.08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	711,900	0	.		711,900		Year End Roll	12/2/2024
2024	102	FV	666,500	0	.		666,500		Year end	11/9/2023
2023	102	FV	634,800	0	.		634,800	634,800	Year end	11/3/2022
2022	102	FV	623,000	0	.		623,000	623,000	Year End Roll	10/19/2021
2021	102	FV	578,600	0	.		578,600	578,600	Year End Roll	10/15/2020
2020	102	FV	535,700	0	.		535,700	535,700	Year End Roll	9/26/2019
2019	102	FV	518,800	0	.		518,800	518,800	Create Final va	6/4/2019
2018	102	FV	518,800	0	.		518,800	518,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTIAN, ANDRE	80727-84		9/19/2022	CONVENIENC	99	No	No		
BURLING, LAURA	26534-250		7/30/1996		255,000	No	No		
LINCOLN HOUSE A	25498-128		7/19/1995		238,272	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2021	R-21-0105	WINDOWS	1,222	C	11/15/2021			Install 2 solid vi
10/6/2015	6241	RENOVATI	40,420	C	3/10/2016			Renovate 2nd floor
6/18/2014	5784	RENOVATI	28,140	C	6/5/2015			Remodel existing b
8/27/2013	5529	MANUAL	500	C				sheet metal work t
8/14/2013	5509	RENOVATI	25,000	C				kitchen remodel
3/7/2013	5338	RENOVATI	9,000	C	4/10/2013			reconfigure an exi
10/26/2004	3075	FINISH B	40,785	C	4/30/2005			family room & stor

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
5/22/2014	PERMIT VISIT	25	D ERSKINE
4/24/2012	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS/EXT INS	615	
4/29/1997	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 11D
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:	

!1606!

PRINT

Date	Time
09/26/25	16:45:21

LAST REV

Date	Time
10/03/22	11:15:42

blakeley 1606

