

103

13

0

12

12R

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

643,900 /

USE VALUE:

643,900 /

643,900

ASSESSed:

643,900 /

643,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	R	NORTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	PEREZ CRISTINA
Owner 2:	
Owner 3:	
Street 1:	12R NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUANG - CHI CHENG
Owner 2:	HUANG - KRISTIN FOGG
Street 1:	12R NORTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 1998 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 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																

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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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	643,900			643,900
Total Card	0.000	643,900			643,900
Total Parcel	0.000	643,900			643,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	322.26	/Parcel:	322.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	604,500	0	.		604,500		Year End Roll	12/2/2024
2024	102	FV	565,600	0	.		565,600		Year end	11/9/2023
2023	102	FV	538,600	0	.		538,600	538,600	Year end	11/3/2022
2022	102	FV	527,100	0	.		527,100	527,100	Year End Roll	10/19/2021
2021	102	FV	489,500	0	.		489,500	489,500	Year End Roll	10/15/2020
2020	102	FV	453,300	0	.		453,300	453,300	Year End Roll	9/26/2019
2019	102	FV	438,600	0	.		438,600	438,600	Create Final va	6/4/2019
2018	102	FV	438,600	0	.		438,600	438,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUANG,CHI CHENG	62305-320		7/24/2013		428,000	No	No		
OWEN JAMES M,	39370-2		5/29/2003	OTHER	389,000	No	No		
DONALD DAVID HE	30061-254		4/14/1999		300,000	No	No		
DONALD DAVID/AI	22956-419		3/4/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2008	4004	RENOVATI	9,800	C	6/3/2009			kit reno;storage a

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/3/2009	PERMIT VISIT	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
53	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

!1608!

PRINT

Date	Time
09/26/25	16:45:35

LAST REV

Date	Time
02/14/25	14:10:31

apro
1608

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 6 10 12R

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:

