

103

13

0

13

13L

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

710,800 /

710,800 /

USE VALUE:

ASSESSED:

710,800 /

710,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	L	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	COLLINGS TR RAY K
Owner 2:	RAY K COLLINGS DECLAR OF TRUST
Owner 3:	
Street 1:	13L SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	COLLINGS - RAY K
Owner 2:	-
Street 1:	13L 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 2153 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 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																

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	710,800			710,800
Total Card	0.000	710,800			710,800
Total Parcel	0.000	710,800			710,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	330.22	/Parcel:	330.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	667,500	0	.		667,500		Year End Roll	12/2/2024
2024	102	FV	624,500	0	.		624,500		Year end	11/9/2023
2023	102	FV	594,700	0	.		594,700	594,700	Year end	11/3/2022
2022	102	FV	580,900	0	.		580,900	580,900	Year End Roll	10/19/2021
2021	102	FV	539,500	0	.		539,500	539,500	Year End Roll	10/15/2020
2020	102	FV	499,500	0	.		499,500	499,500	Year End Roll	9/26/2019
2019	102	FV	483,400	0	.		483,400	483,400	Create Final va	6/4/2019
2018	102	FV	483,400	0	.		483,400	483,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINGS, RAY K	80203-36		5/31/2022	CONVENIENC	10	No	No		
FEDOROVA ALEXAN	49042-528		2/27/2007		487,000	No	No		
MCGEAN GEOFFREY	31700-211		8/9/2000		340,000	No	No		
LINCOLN HSE ASS	25699-539		9/29/1995		224,680	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2024	R-24-0019	BATH	21,210	O				Remodel bathroom
4/10/2001	2198	MANUAL	6,800	C	6/12/2001			Change tub to jacu
9/12/1998	1493	FINISH B	5,000	C	3/24/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/12/2001	MEAS/EXT INS	615	
3/24/1999	MEAS+INSPCTD	602	
6/3/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
54	0
	GIS Ref
	GIS Ref
	Insp Date
	12/03/24
	Entered Lot Size
	Total Land:
	Land Unit Type:

Parcel ID 103 13 0 13 13L

!1609!

PRINT

Date	Time
09/26/25	16:45:42

LAST REV

Date	Time
02/14/25	12:23:18

apros
1609

ASR Map:
Fact Dist:
Reval Dist:

Year:
LandReason:
BldReason:

CivilDistrict:
Ratio:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 6 10 13L

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

