

103

13

0

13

13R

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

733,200 /

USE VALUE:

733,200 /

733,200

ASSESSed:

733,200 /

733,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINNEMEYER MATTHEW
Owner 2:	FINNEMEYER VALERIE A
Owner 3:	
Street 1:	13R SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WOLFF - SUSAN
Owner 2:	-
Street 1:	13R SOUTH 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 1995, having primarily CLAPBOARD Exterior and 2386 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	733,200			733,200
Total Card	0.000	733,200			733,200
Total Parcel	0.000	733,200			733,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		307.34	/Parcel: 307.34

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	689,400	0	.		689,400		Year End Roll	12/2/2024
2024	102	FV	645,300	0	.		645,300		Year end	11/9/2023
2023	102	FV	614,500	0	.		614,500	614,500	Year end	11/3/2022
2022	102	FV	601,400	0	.		601,400	601,400	Year End Roll	10/19/2021
2021	102	FV	558,500	0	.		558,500	558,500	Year End Roll	10/15/2020
2020	102	FV	517,200	0	.		517,200	517,200	Year End Roll	9/26/2019
2019	102	FV	500,700	0	.		500,700	500,700	Create Final va	6/4/2019
2018	102	FV	500,700	0	.		500,700	500,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLFF,SUSAN	82828-130		5/30/2024		778,000	No	No		
THORNDIKE ALBER	48566-189		11/28/2006		482,500	No	No		
THORNDIKE ALBER	35334-132		4/24/2002	CONVENIENC		1	No	No	
SPAULDING TARA	31396-004		5/12/2000		340,500	No	No		
LONCOLN HSE ASS	25790-37		11/2/1995		229,675	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2025	R-25-0084	WINDOWS	26,026	C				replace 15 windows
11/20/2024	R-24-0219	INSULATI	2,000	C				Insulate attic
8/27/2024	C-24-0022	KITCHEN	79,995	O				Renovate kitchen &
2/21/2023	R-23-0040	MANUAL	1,305	C				Repair water damag
11/12/2021	C-21-0039	MANUAL	2,000	C	3/21/2022			Replace floor boar

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
12/4/2008	MEAS+INSPCTD	100	
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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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 13R
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:	

PRINT

Date	Time
09/26/25	16:45:48

LAST REV

Date	Time
07/11/25	15:51:21

apro
1610

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