

103

13

0

15

15B

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

247,700 /

247,700 /

247,700 /

USE VALUE:

ASSESSed:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	B	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	PEREIRA DAN
Owner 2:	
Owner 3:	
Street 1:	15B SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

PREVIOUS OWNER

Owner 1:	VELIE ANN E -
Owner 2:	-
Street 1:	15B 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 1228 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:	
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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	247,700			247,700
Total Card	0.000	247,700			247,700
Total Parcel	0.000	247,700			247,700
Source:	OverRide	Total Value per SQ unit /Card:	201.71	/Parcel:	201.71

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	242,400	0	.		242,400		Year End Roll	12/2/2024
2024	102	FV	226,500	0	.		226,500		Year end	11/9/2023
2023	102	FV	215,800	0	.		215,800	215,800	Year end	11/3/2022
2022	102	FV	206,100	0	.		206,100	206,100	Year End Roll	10/19/2021
2021	102	FV	203,900	0	.		203,900	203,900	Year End Roll	10/15/2020
2020	102	FV	188,800	0	.		188,800	188,800	Year End Roll	9/26/2019
2019	102	FV	182,700	0	.		182,700	182,700	Create Final va	6/4/2019
2018	102	FV	182,700	0	.		182,700	182,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VELIE ANN E,	36859-112		10/29/2002	OTHER	156,800	No	No		affordable sale
LINCOLN HOUSE A	25451-359		6/29/1995		86,000	No	No		AFFORDABLE UNIT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2021	R-21-0277	BATH	15,500	O	6/28/2022			Bathroom remodel
9/19/2005	3274	FINISH B	5,000	C	6/19/2007			No work done 6/07

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2007	PERMIT VISIT	100	
7/25/2006	LEFT NOTICE	100	
5/1/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 15B
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:	

!1616!

PRINT

Date	Time
09/26/25	16:46:32

LAST REV

Date	Time
08/19/24	10:30:57

apro
1616

