

103

13

0

15

15C

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 628,700 /  
USE VALUE: 628,700 /  
ASSESSed: 628,700 /

Total Card / Total Parcel  
628,700 / 628,700  
628,700 / 628,700  
628,700 / 628,700



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 15 | C      | SOUTH COMMONS, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | LOVELL TR ANNE D    |
| Owner 2:  | ANNE D LOVELL TRUST |
| Owner 3:  |                     |
| Street 1: | 15C SOUTH COMMONS   |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                   |
|-----------|-------------------|
| Owner 1:  | LOVELL - ANNE D   |
| Owner 2:  | -                 |
| Street 1: | 15C 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 1825 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    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                        | Yard Items | Land Value      | Total Value |
|--------------|-----------------|---------------------------------------|------------|-----------------|-------------|
| 102          | 0.000           | 628,700                               |            |                 | 628,700     |
| Total Card   | 0.000           | 628,700                               |            |                 | 628,700     |
| Total Parcel | 0.000           | 628,700                               |            |                 | 628,700     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: 344.51 |            | /Parcel: 344.51 |             |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 102 | FV  | 589,700    | 0         | .         |            | 589,700     |               | Year End Roll   | 12/2/2024  |
| 2024   | 102 | FV  | 551,500    | 0         | .         |            | 551,500     |               | Year end        | 11/9/2023  |
| 2023   | 102 | FV  | 525,300    | 0         | .         |            | 525,300     | 525,300       | Year end        | 11/3/2022  |
| 2022   | 102 | FV  | 512,200    | 0         | .         |            | 512,200     | 512,200       | Year End Roll   | 10/19/2021 |
| 2021   | 102 | FV  | 475,700    | 0         | .         |            | 475,700     | 475,700       | Year End Roll   | 10/15/2020 |
| 2020   | 102 | FV  | 440,500    | 0         | .         |            | 440,500     | 440,500       | Year End Roll   | 9/26/2019  |
| 2019   | 102 | FV  | 426,200    | 0         | .         |            | 426,200     | 426,200       | Create Final va | 6/4/2019   |
| 2018   | 102 | FV  | 426,200    | 0         | .         |            | 426,200     | 426,200       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor          | Legal Ref | Type | Date       | Sale Code  | Sale Price | V  | Tst | Verif | Notes               |
|------------------|-----------|------|------------|------------|------------|----|-----|-------|---------------------|
| LOVELL, ANNE D   | 80968-293 |      | 11/21/2022 | CONVENIENC | 99         | No | No  |       |                     |
| LUNDBLAD, CHRIST | 78797-250 |      | 9/28/2021  |            | 549,000    | No | No  |       |                     |
| Francis, Sanjeev | 60196-500 |      | 10/9/2012  |            | 370,000    | No | No  |       |                     |
| WOLCOTT JENNIFE  | 46533-189 |      | 11/23/2005 |            | 390,000    | No | No  |       |                     |
| DIAZ RUBEN,      | 40041-175 |      | 7/21/2003  |            | 355,000    | No | No  |       |                     |
| ROJAS DANIEL C,  | 28515-280 |      | 4/30/1998  | CHD>SALE   | 208,000    | No | No  |       | permit: finish bsmt |
| LINCOLN HOUSE A  | 25641-342 |      | 9/8/1995   |            | 197,206    | No | No  |       |                     |

BUILDING PERMITS

| Date      | Number    | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 10/6/2023 | R-23-0243 | WINDOWS  | 34,445 | C   |            |          |            | Remove & replace 1 |
| 4/15/1999 | 1681      | FINISH B | 10,000 | C   | 6/2/1999   |          |            |                    |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 12/3/2024 | MEAS/EXT INS | 6   | JN        |
| 4/24/2012 | MEAS/EXT INS | 25  | D ERSKINE |
| 6/2/1999  | MEAS+INSPCTD | 602 |           |

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: |  |
|--------------|---------|--------------|---|-------------|-----------|----------------|--------|--------|--|-------------|--|--------|--|

