

103

13

0

15

15D

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

711,300 /

711,300 /

USE VALUE:

711,300 /

711,300 /

ASSESSed:

711,300 /

711,300 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERANT MARC
Owner 2:	DAUGHERTY DEBRA ANNE
Owner 3:	
Street 1:	15D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Ayers - Aaron King
Owner 2:	Ayers - Meghan Riley
Street 1:	6710 Upper Brook Way
Twn/City:	New Albany
St/Prov:	OH Cntry
Postal:	43054

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 2351 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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	711,300			711,300
Total Card	0.000	711,300			711,300
Total Parcel	0.000	711,300			711,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	302.60	/Parcel:	302.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	667,600	0	.		667,600		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	581,100	0	.		581,100	581,100	Year End Roll	10/19/2021
2021	102	FV	539,700	0	.		539,700	539,700	Year End Roll	10/15/2020
2020	102	FV	499,700	0	.		499,700	499,700	Year End Roll	9/26/2019
2019	102	FV	483,500	0	.		483,500	483,500	Create Final va	6/4/2019
2018	102	FV	483,500	0	.		483,500	483,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Ayers,Aaron Kin	59612-260		7/27/2012		446,000	No	No		
PENDERGAST MARK	49811-374		7/20/2007		495,000	No	No		
ASFOUR YOUSIF R	30814-579		10/27/1999		315,000	No	No		
LINCOLN HOUSE A	25600-318		8/25/1995		232,570	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2021	R-21-0061	BATH	32,500	O				Bathroom remodel o
12/12/2019	SH-19-0021	SHEET MT	9,500	C				Sheet metal work t
12/21/1995	879-95	FINISH B	1,500	C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/24/2012	MEAS/EXT INS	25	D ERSKINE
4/29/1997	MEAS/EXT INS	600	
4/29/1997	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	6 10 15D
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	16:46:45

LAST REV

Date	Time
02/14/25	12:53:57

apro 1618

