

103

13

0

17

17L

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

685,100 /

685,100

ASSESSed:

685,100 /

685,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCNAIR TR ELIZABETH H
Owner 2:	ELIZABETH MCNAIR REVOC TRUST
Owner 3:	
Street 1:	17L SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	MCNAIR - ELIZABETH H
Owner 2:	-
Street 1:	17L 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 1707 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	685,100			685,100
Total Card	0.000	685,100			685,100
Total Parcel	0.000	685,100			685,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	401.35	/Parcel:	401.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	643,400	0	.		643,400		Year End Roll	12/2/2024
2024	102	FV	602,000	0	.		602,000		Year end	11/9/2023
2023	102	FV	573,300	0	.		573,300	573,300	Year end	11/3/2022
2022	102	FV	560,000	0	.		560,000	560,000	Year End Roll	10/19/2021
2021	102	FV	520,100	0	.		520,100	520,100	Year End Roll	10/15/2020
2020	102	FV	481,600	0	.		481,600	481,600	Year End Roll	9/26/2019
2019	102	FV	466,100	0	.		466,100	466,100	Create Final va	6/4/2019
2018	102	FV	466,100	0	.		466,100	466,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNAIR, ELIZABET	75110-443		7/14/2020	CONVENIENC		1	No	No	
IKEDA MONTELLO	33220-281		7/9/2001		385,000	No	No		
IKEDA-MONTELLO	28663-547		5/5/1998	CONVENIENC	100	No	No		
LINCOLN HSE ASS	25943-206		1/2/1996		231,742	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2012	4977	RENOVATI	13,225	C	5/8/2012			renovate bathroom
7/12/1995	761-95	MANUAL	100,000	C	7/1/1996			NW CONDO

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	

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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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 17L
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	16:47:25

LAST REV

Date	Time
02/14/25	12:55:43

apro	1623
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Fact Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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