

103

13

0

17

17R

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

749,000 /

749,000 /

USE VALUE:

749,000 /

749,000 /

ASSESSED:

749,000 /

749,000 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHAH ASHISH
Owner 2:	SHAH DANELLE
Owner 3:	
Street 1:	17R SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	BROGLIO - MICHAEL D
Owner 2:	BROGLIO - HEATHER S
Street 1:	17R 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 2457 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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																

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	749,000			749,000
Total Card	0.000	749,000			749,000
Total Parcel	0.000	749,000			749,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	304.89	/Parcel:	304.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	703,800	0	.		703,800		Year End Roll	12/2/2024
2024	102	FV	658,600	0	.		658,600		Year end	11/9/2023
2023	102	FV	627,300	0	.		627,300	627,300	Year end	11/3/2022
2022	102	FV	613,300	0	.		613,300	613,300	Year End Roll	10/19/2021
2021	102	FV	569,600	0	.		569,600	569,600	Year End Roll	10/15/2020
2020	102	FV	527,400	0	.		527,400	527,400	Year End Roll	9/26/2019
2019	102	FV	510,500	0	.		510,500	510,500	Create Final va	6/4/2019
2018	102	FV	502,400	0	.		502,400	502,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROGLIO,MICHAEL	61860-281		5/23/2013		412,500	No	No		
BROGLIO MICHAEL	56616-410		3/18/2011	FAMILY		1	No	No	
BROGLIO HEATHER	50372-152		11/20/2007	FAMILY		1	No	No	
GARRISON CHRIST	36984-414		11/8/2002		425,000	No	No		
GARRISON CHRIST	29245-378		10/16/1998	CONVENIENC		1	No	No	
LINCOLN HOUSE A	26707-561		9/30/1996		236,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2022	R-22-0001	BATH	37,500	O				Remodel 2nd floor
4/24/2017	6726	KITCHEN	25,575	C	1/30/2018			Remodel the kitche
2/15/2001	2167	FINISH B	19,000	C	6/12/2001			playroom & office
7/12/1995	762-95	MANUAL	100,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018		622	K Cuoco
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/12/2001	MEAS+INSPCTD	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	6 10 17R
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	16:47:32

LAST REV

Date	Time
03/08/22	15:46:18

blakeley
1624

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

