

103

13

0

21

21D

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 628,400 /
USE VALUE: 628,400 /
ASSESSed: 628,400 /

Total Card / Total Parcel
628,400 / 628,400
628,400 / 628,400
628,400 / 628,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	USLUEL MINE
Owner 2:	USLUEL DEGERHAN
Owner 3:	
Street 1:	21D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	DAVIS - MARGARET L
Owner 2:	-
Street 1:	21D 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 1730 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	628,400			628,400
Total Card	0.000	628,400			628,400
Total Parcel	0.000	628,400			628,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	363.15	/Parcel:	363.15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	590,400	0	.		590,400		Year End Roll	12/2/2024
2024	102	FV	552,500	0	.		552,500		Year end	11/9/2023
2023	102	FV	526,200	0	.		526,200	526,200	Year end	11/3/2022
2022	102	FV	514,200	0	.		514,200	514,200	Year End Roll	10/19/2021
2021	102	FV	477,500	0	.		477,500	477,500	Year End Roll	10/15/2020
2020	102	FV	442,200	0	.		442,200	442,200	Year End Roll	9/26/2019
2019	102	FV	428,000	0	.		428,000	428,000	Create Final va	6/4/2019
2018	102	FV	428,000	0	.		428,000	428,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS,MARGARET	82370-112		1/4/2024		680,000	No	No		
COLLINGS RAY KI	34739-81		2/4/2002		379,500	No	No		
COLLINGS KATHRY	30332-435		6/18/1999	CONVENIENC		1	No	No	
LINCOLN HOUSE A	26366-428		5/31/1996		224,491	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2021	R-21-0103	WINDOWS	1,157	C				Install 2 solid vi
3/17/2000	1895	FINISH B	18,000	C	6/12/2001			
7/12/1995	770-95	MANUAL	70,000	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
6/12/2001	MEAS/EXT INS	615	
4/29/1997	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
81	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

!1637!

PRINT

Date	Time
09/26/25	16:49:08

LAST REV

Date	Time
02/14/25	13:02:54

apro	1637
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ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 21D
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

