

103

13

0

23

23A

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

357,000 / 357,000

USE VALUE:

357,000 /

357,000 /

ASSESSED:

327,900 /

327,900 /

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	A	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	CALHOUN ANNEMARIE
Owner 2:	
Owner 3:	
Street 1:	23A SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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 1334 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	357,000			357,000
Total Card	0.000	327,900			327,900
Total Parcel	0.000	327,900			327,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	245.80	/Parcel:	245.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	320,800	0	.		320,800		Year End Roll	12/2/2024
2024	102	FV	296,100	0	.		296,100		Year end	11/9/2023
2023	102	FV	282,000	0	.		282,000	282,000	Year end	11/3/2022
2022	102	FV	270,600	0	.		270,600	270,600	Year End Roll	10/19/2021
2021	102	FV	297,000	0	.		297,000	297,000	Year End Roll	10/15/2020
2020	102	FV	275,000	0	.		275,000	275,000	Year End Roll	9/26/2019
2019	102	FV	266,200	0	.		266,200	266,200	Create Final va	6/4/2019
2018	102	FV	266,200	0	.		266,200	266,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN HSE ASS	25919-461		12/22/1995		120,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2025	MEC-25-000	MECHANIC	10,940	C				Replace HVAC
1/2/2025	MEC-25-000	MANUAL	10,940	C				
3/17/2021	C-21-0009	MANUAL	2,429	C	9/23/2021			Replace deck floor
9/24/2013	5561	RENOVATI	23,000	C	5/22/2014			change kit cabinet
7/10/2013	5465	FINISH B	17,750	C	6/5/2015			remodel part of th
7/12/1995	771-95	MANUAL	70,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
5/22/2014	PERMIT VISIT	25	D ERSKINE
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 6 10 23A

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:

