

103

13

0

23

23B

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 566,600 /
USE VALUE: 566,600 /
ASSESSed: 566,600 /

Total Card / Total Parcel
566,600 / 566,600
566,600 / 566,600
566,600 / 566,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YU TR HAIYING
Owner 2:	HAIYING YU LIVING TRUST
Owner 3:	
Street 1:	23B SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	YU - HAIYING
Owner 2:	-
Street 1:	23B 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 1238 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																

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

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	566,600			566,600
Total Card	0.000	566,600			566,600
Total Parcel	0.000	566,600			566,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	457.67	/Parcel:	457.67

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	532,700	0	.		532,700		Year End Roll	12/2/2024
2024	102	FV	498,600	0	.		498,600		Year end	11/9/2023
2023	102	FV	474,900	0	.		474,900	474,900	Year end	11/3/2022
2022	102	FV	464,300	0	.		464,300	464,300	Year End Roll	10/19/2021
2021	102	FV	431,200	0	.		431,200	431,200	Year End Roll	10/15/2020
2020	102	FV	399,300	0	.		399,300	399,300	Year End Roll	9/26/2019
2019	102	FV	386,600	0	.		386,600	386,600	Create Final va	6/4/2019
2018	102	FV	386,600	0	.		386,600	386,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YU,HAIYING	81446-473		4/20/2023	CONVENIENC		1	No	No	
MILLAR,ELIZABET	62268-242		7/18/2013		359,000	No	No		
LINCOLN HOUSSE	26966-114		1/6/1997		199,050	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2014	5728	WINDOWS	3,200	C				Replace 14 windows
10/30/2013	5590	MANUAL	2,500	C				sheet metal work f
8/15/2013	5512	RENOVATI	22,000	C	5/22/2014			remodel the kitche
7/12/1995	772-95	MANUAL	70,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

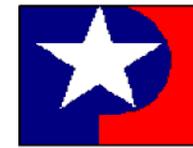
Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
5/22/2014	PERMIT VISIT	25	D ERSKINE
4/24/2012	MEAS/EXT INS	25	D ERSKINE
4/28/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 23B
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:	

!1643!

PRINT

Date	Time
09/26/25	16:49:51

LAST REV

Date	Time
02/14/25	13:03:51

apro 1643

