

103

13

0

23

23C

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

630,400 /

630,400 /

USE VALUE:

630,400 /

630,400 /

ASSESSed:

630,400 /

630,400 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOMPSON SEHNAZ
Owner 2:	
Owner 3:	
Street 1:	23C SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Whited - David
Owner 2:	-
Street 1:	23C South Commons
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1996, having primarily CLAPBOARD Exterior and 1580 Square Feet, with 1 Unit, 2 Baths, 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

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	630,400			630,400
Total Card	0.000	630,400			630,400
Total Parcel	0.000	630,400			630,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	399.06	/Parcel:	399.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	592,000	0	.		592,000		Year End Roll	12/2/2024
2024	102	FV	553,900	0	.		553,900		Year end	11/9/2023
2023	102	FV	527,600	0	.		527,600	527,600	Year end	11/3/2022
2022	102	FV	515,000	0	.		515,000	515,000	Year End Roll	10/19/2021
2021	102	FV	478,300	0	.		478,300	478,300	Year End Roll	10/15/2020
2020	102	FV	442,900	0	.		442,900	442,900	Year End Roll	9/26/2019
2019	102	FV	428,600	0	.		428,600	428,600	Create Final va	6/4/2019
2018	102	FV	428,600	0	.		428,600	428,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Whited,David	59217-136		6/1/2012		335,000	No	No		
SMITH PETER W,	38005-73		2/14/2003		349,650	No	No		
LINCOLN HOUSE A	26926-269		12/23/1996		199,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	5674	RENOVATI	3,000	C	6/5/2015			construct bath in
7/12/1995	773-95	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	MEAS/EXT INS	25	D ERSKINE
4/24/2012	MEAS/EXT INS	25	D ERSKINE
4/10/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 23C
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:	

!1644!

PRINT
Date Time
09/26/25 16:49:58

LAST REV
Date Time
06/17/15 08:05:38

apro
1644

PAT ACCT.

