

103

13

0

23

23D

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

701,700 /

USE VALUE:

701,700 /

701,700

ASSESSed:

701,700 /

701,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

Owner 1:	LOHEED - PHILIP N
Owner 2:	LOHEED - PATRICIA S
Street 1:	23D 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 1996, having primarily CLAPBOARD Exterior and 1666 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	701,700			701,700
Total Card	0.000	701,700			701,700
Total Parcel	0.000	701,700			701,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	421.19	/Parcel:	421.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	660,300	0	.		660,300		Year End Roll	12/2/2024
2024	102	FV	618,200	0	.		618,200		Year end	11/9/2023
2023	102	FV	583,700	0	.		583,700	583,700	Year end	11/3/2022
2022	102	FV	572,500	0	.		572,500	572,500	Year End Roll	10/19/2021
2021	102	FV	531,700	0	.		531,700	531,700	Year End Roll	10/15/2020
2020	102	FV	492,300	0	.		492,300	492,300	Year End Roll	9/26/2019
2019	102	FV	476,700	0	.		476,700	476,700	Create Final va	6/4/2019
2018	102	FV	476,700	0	.		476,700	476,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOHEED,PHILIP N	80399-553		7/7/2022		678,910	No	No		
CIVITTOLO LEONA	27501-308		7/23/1997		268,900	No	No		
LINCOLN HSE ASS	25900-71		12/15/1995		243,685	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2018	7238	BATH	27,000	C				Renovate existing
3/27/2018	7017	KITCHEN	54,000	C				Remodel the kitche
7/12/1995	774-95	MANUAL	70,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
11/14/2018	PERMIT VISIT	622	K Cuoco
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	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 23D
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	16:50:06

LAST REV

Date	Time
02/14/25	13:04:45

apro	1645
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ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

