

103

13

0

25

25A

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

550,600 /

550,600 /

550,600 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

550,600 /

550,600 /

ASSESSED:

550,600 /

550,600 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORAN TR KYLE F
Owner 2:	THE KYLE F MORAN TRUST
Owner 3:	
Street 1:	25A SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

PREVIOUS OWNER

Owner 1:	MORAN - KYLE F
Owner 2:	-
Street 1:	25A 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 1176 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	550,600			550,600
Total Card	0.000	550,600			550,600
Total Parcel	0.000	550,600			550,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 468.20		/Parcel: 468.20	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	517,100	0	.		517,100		Year End Roll	12/2/2024
2024	102	FV	483,800	0	.		483,800		Year end	11/9/2023
2023	102	FV	460,800	0	.		460,800	460,800	Year end	11/3/2022
2022	102	FV	449,900	0	.		449,900	449,900	Year End Roll	10/19/2021
2021	102	FV	417,800	0	.		417,800	417,800	Year End Roll	10/15/2020
2020	102	FV	386,900	0	.		386,900	386,900	Year End Roll	9/26/2019
2019	102	FV	374,400	0	.		374,400	374,400	Create Final va	6/4/2019
2018	102	FV	374,400	0	.		374,400	374,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN,KYLE F	80135-354		5/17/2022	CONVENIENC		1	No	No	
LINCOLN HOUSE A	26608-35		8/23/1996		194,930		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/1995	862-95	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
4/29/1997	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	6 10 25A
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:	

