

103

13

0

25

25B

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 308,000 /  
USE VALUE: 308,000 /  
ASSESSed: 258,400 /

Total Card / Total Parcel  
308,000 / 308,000  
308,000 / 308,000  
258,400 / 258,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 25 | B      | SOUTH COMMONS, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | SORIAL MERNA        |
| Owner 2:  | LUKE MARCUS         |
| Owner 3:  |                     |
| Street 1: | 25B SOUTH COMMONS   |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-1114 Type:    |

PREVIOUS OWNER

|           |                             |
|-----------|-----------------------------|
| Owner 1:  | CRAMP - BRETT R             |
| Owner 2:  | OBOLENSKY - MARIA ALEXANDRA |
| Street 1: | 25B 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 1581 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: |  |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|--------|--------|--|------------|--|--------|--|

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           | 308,000                        |            |            | 308,000     |
| Total Card   | 0.000           | 258,400                        |            |            | 258,400     |
| Total Parcel | 0.000           | 258,400                        |            |            | 258,400     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 163.49     | /Parcel:   | 163.49      |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 102 | FV  | 272,000    | 0         | .         |            | 272,000     |               | Year End Roll   | 12/2/2024  |
| 2024   | 102 | FV  | 241,100    | 0         | .         |            | 241,100     |               | Year end        | 11/9/2023  |
| 2023   | 102 | FV  | 229,600    | 0         | .         |            | 229,600     | 229,600       | Year end        | 11/3/2022  |
| 2022   | 102 | FV  | 290,500    | 0         | .         |            | 290,500     | 290,500       | Year End Roll   | 10/19/2021 |
| 2021   | 102 | FV  | 287,500    | 0         | .         |            | 287,500     | 287,500       | Year End Roll   | 10/15/2020 |
| 2020   | 102 | FV  | 266,200    | 0         | .         |            | 266,200     | 266,200       | Year End Roll   | 9/26/2019  |
| 2019   | 102 | FV  | 257,600    | 0         | .         |            | 257,600     | 257,600       | Create Final va | 6/4/2019   |
| 2018   | 102 | FV  | 257,600    | 0         | .         |            | 257,600     | 257,600       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V  | Tst | Verif | Notes           |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|
| CRAMP,BRETT R   | 82158-178 |      | 10/31/2023 | SALE RESTRIC | 272,000    | No | No  |       |                 |
| NELSON,AMANDA J | 62714-99  |      | 9/30/2013  | SALE RESTRIC | 237,250    | No | No  |       |                 |
| DIAMOND ALICE B | 51575-83  |      | 8/15/2008  | SALE RESTRIC | 260,000    | No | No  |       |                 |
| LINCOLN HOUSE A | 26442-362 |      | 6/27/1996  | OTHER        | 120,000    | No | No  |       | AFFORDABLE UNIT |

BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment  |
|------------|--------|----------|--------|-----|------------|----------|------------|----------|
| 12/3/2009  | 4341   | FINISH B | 2,500  | C   | 7/13/2011  |          |            |          |
| 11/22/1995 | 863-95 | 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 |
| 7/13/2011  | MEAS/EXT INS | 25  | D ERSKINE |
| 11/21/2006 | MEAS+INSPCTD | 100 |           |
| 5/1/2004   | M&L EXTERIOR | 615 |           |

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 6 10 25B |
| 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:         |          |

!1649!

PRINT  
Date Time  
09/26/25 16:50:33

LAST REV  
Date Time  
02/14/25 13:06:23

apro  
1649

