

103

13

0

25

25C

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

620,200 /

USE VALUE:

620,200 /

620,200

ASSESSed:

620,200 /

620,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRISAFULLI ORION S
Owner 2:	
Owner 3:	
Street 1:	25C SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHTOKMAN - DMITRIY A
Owner 2:	SHTOKMAN - NATALYA
Street 1:	5 JUDITH LANE APT9
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02452

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 1617 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

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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	620,200			620,200
Total Card	0.000	620,200			620,200
Total Parcel	0.000	620,200			620,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	383.67	/Parcel:	383.67

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	583,400	0	.		583,400		Year End Roll	12/2/2024
2024	102	FV	546,200	0	.		546,200		Year end	11/9/2023
2023	102	FV	520,200	0	.		520,200	520,200	Year end	11/3/2022
2022	102	FV	509,000	0	.		509,000	509,000	Year End Roll	10/19/2021
2021	102	FV	472,700	0	.		472,700	472,700	Year End Roll	10/15/2020
2020	102	FV	437,700	0	.		437,700	437,700	Year End Roll	9/26/2019
2019	102	FV	423,800	0	.		423,800	423,800	Create Final va	6/4/2019
2018	102	FV	423,800	0	.		423,800	423,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHTOKMAN,DMITRI	63493-56		4/15/2014		418,000	No	No		
BURGEL JOSHUA J	58776-88		3/28/2012		345,000	No	No		
LADD DANIEL W,	38719-130		4/8/2003		353,000	No	No		
LINCOLN HOUSE A	26608-18		8/23/1996		202,080	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2024	P-24-134	MECHANIC		C				
4/30/2010	4439	RENOVATI	20,000	C	7/1/2010			Finish protion of
11/22/1995	865-95	NEW HOME	70,000	C	7/1/1997			

ACTIVITY INFORMATION

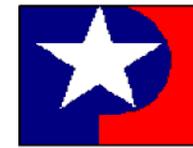
Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/24/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
4/29/1997	MEAS/EXT INS	600	

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 25C
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:	

!1650!

PRINT

Date	Time
09/26/25	16:50:40

LAST REV

Date	Time
07/11/25	15:38:52

apro 1650

