103	13	0	25	25D	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	603,200	/	603,200
USE VALUE:	603,200	/	603,200
ASSESSED:	603,200	/	603,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ZHEN KEN
Owner 2:	LIU MEI HUA
Owner 3:	
Street 1:	25D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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 1353 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 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:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	603,200			603,200
Total Card	0.000	603,200			603,200
Total Parcel	0.000	603,200			603,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.82 | /Parcel: 445.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/03/24

PREVIOUS ASSESSMENT

Parcel ID 103 13 0 25 25D

!1651!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	567,200	0	.		567,200		Year End Roll	12/2/2024
2024	102	FV	530,900	0	.		530,900		Year end	11/9/2023
2023	102	FV	505,700	0	.		505,700	505,700	Year end	11/3/2022
2022	102	FV	494,500	0	.		494,500	494,500	Year End Roll	10/19/2021
2021	102	FV	459,300	0	.		459,300	459,300	Year End Roll	10/15/2020
2020	102	FV	425,300	0	.		425,300	425,300	Year End Roll	9/26/2019
2019	102	FV	411,700	0	.		411,700	411,700	Create Final va	6/4/2019
2018	102	FV	411,700	0	.		411,700	411,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:50:49

LAST REV

Date	Time
02/14/25	13:08:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN HOUSE A	26628-229		8/30/1996		226,025	No	No		

USER DEFINED

Prior Id # 1:	6 10 25D
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/24/2012	MEAS/EXT INS	25	D ERSKINE
4/10/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1996	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.888999999
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	7.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.8 %

CALC SUMMARY

Basic $ / SQ:	198.00
Size Adj.:	1.17671847
Const Adj.:	0.99959999
Adj $ / SQ:	232.897
Other Features:	35049
Grade Factor:	1.10
NBHD Inf:	1.53999996
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654240
Depreciation:	51031
Depreciated Total:	603209

COMMENTS

MARKET UNIT .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
SFL: 763,
FFL: 590,
BMT: 559,
PAT: 100,
OFP: 125,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 348933.2075

Juris. Factor:		Before Depr:	394.53
Special Features:	0	Val/Su Net:	282.26
Final Total:	603200	Val/Su SzAd	445.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	763	232.900	177,700
FFL	1ST FLOOR	590	232.900	137,409
BMT	BASEMENT	559	58.220	32,547
OFP	OPEN PORCH	125	16.050	2,006
PAT	PATIO	100	14.980	1,498

Net Sketched Area:	2,137			Total:	351,160
Size Ad	1353	Gross Area	2137	FinArea	1353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103 13 0 25 25D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	