

103

13

0

3

3C

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

380,200 /

380,200

ASSESSed:

380,200 /

380,200

353,800 /

353,800



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 6 10 3C

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:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOWSE L RYAN
Owner 2:	
Owner 3:	
Street 1:	1 WELLS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MESSMER ALAN E -
Owner 2:	MESSMER DEBORAH -
Street 1:	3C 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 1995, having primarily CLAPBOARD Exterior and 1242 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:	
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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	380,200			380,200
Total Card	0.000	353,800			353,800
Total Parcel	0.000	353,800			353,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	284.86	/Parcel:	284.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	346,200	0	.		346,200		Year End Roll	12/2/2024
2024	102	FV	324,800	0	.		324,800		Year end	11/9/2023
2023	102	FV	309,300	0	.		309,300	309,300	Year end	11/3/2022
2022	102	FV	292,800	0	.		292,800	292,800	Year End Roll	10/19/2021
2021	102	FV	292,900	0	.		292,900	292,900	Year End Roll	10/15/2020
2020	102	FV	271,200	0	.		271,200	271,200	Year End Roll	9/26/2019
2019	102	FV	262,400	0	.		262,400	262,400	Create Final va	6/4/2019
2018	102	FV	262,400	0	.		262,400	262,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSMER ALAN E,	47609-414		6/7/2006	SALE RESTRIC	285,600	No	No		AFFORDABLE UNIT
MAHONEY KATHLEE	39636-93		6/20/2003	OTHER	240,100	No	No		affordable sale
LINCOLN HOUSE A	24940-368		10/24/1994		120,000	No	No		AFFORDABLE UNIT

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
5/1/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

