

103

13

0

5

5B

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

274,000 / 274,000

USE VALUE:

274,000 / 274,000

ASSESSed:

257,800 / 257,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	B	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	BLANC TR JULIE LYNCH
Owner 2:	
Owner 3:	BLANC FAMILY TR REVOCABLE TR
Street 1:	5B SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	LYNCH JULIE A -
Owner 2:	-
Street 1:	5B 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 1104 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 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	274,000			274,000
Total Card	0.000	257,800			257,800
Total Parcel	0.000	257,800			257,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	233.51	/Parcel:	233.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	242,300	0	.		242,300		Year End Roll	12/2/2024
2024	102	FV	236,500	0	.		236,500		Year end	11/9/2023
2023	102	FV	225,200	0	.		225,200	225,200	Year end	11/3/2022
2022	102	FV	215,600	0	.		215,600	215,600	Year End Roll	10/19/2021
2021	102	FV	200,200	0	.		200,200	200,200	Year End Roll	10/15/2020
2020	102	FV	185,400	0	.		185,400	185,400	Year End Roll	9/26/2019
2019	102	FV	179,400	0	.		179,400	179,400	Create Final va	6/4/2019
2018	102	FV	179,400	0	.		179,400	179,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH JULIE A,	44350-108		12/22/2004	CONVENIENC		1	No	No	
NEALE MARY B,	29934-149		3/18/1999	OTHER	115,260	No	No		AFFORDABLE HOUSING
LINCOLN HOUSE A	24977-214		11/4/1994		86,000	No	No		AFFORDABLE UNIT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2023	C-23-0016	MANUAL	5,800	C				Replace rear stair
6/16/2021	R-21-0129	WINDOWS	1,476	C				Replace two existi
1/4/2021	R-21-0003	MANUAL	750	C	1/28/2021			Rebuild front porc

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/15/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 5B
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:	

PRINT

Date	Time
09/26/25	16:56:59

LAST REV

Date	Time
08/19/24	09:35:35

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Parcel ID 103 13 0 5 5B

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Entered Lot Size

Total Land:

Land Unit Type:

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