

103

13

0

6

6A

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

228,000 /

228,000

ASSESSED:

188,400 /

188,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	A	NORTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	MODDAEINAMA NOSRAT
Owner 2:	
Owner 3:	
Street 1:	6A NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1115

PREVIOUS OWNER

Owner 1:	QUAN - MARY
Owner 2:	-
Street 1:	6A NORTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1115

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1991, having primarily CLAPBOARD Exterior and 1169 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		A		SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			PAVED
t		Gas:	4			MEDIUM

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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	228,000			228,000
Total Card	0.000	188,400			188,400
Total Parcel	0.000	188,400			188,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		161.16	/Parcel: 161.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	198,800	0	.		198,800		Year End Roll	12/2/2024
2024	102	FV	168,300	0	.		168,300		Year end	11/9/2023
2023	102	FV	160,300	0	.		160,300	160,300	Year end	11/3/2022
2022	102	FV	156,900	0	.		156,900	156,900	Year End Roll	10/19/2021
2021	102	FV	189,400	0	.		189,400	189,400	Year End Roll	10/15/2020
2020	102	FV	175,400	0	.		175,400	175,400	Year End Roll	9/26/2019
2019	102	FV	169,800	0	.		169,800	169,800	Create Final va	6/4/2019
2018	102	FV	169,800	0	.		169,800	169,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUAN,MARY	63242-53		2/3/2014	SALE RESTRIC	155,350	No	No		
LINCOLN HOUSE A	21136-472		5/3/1991	OTHER	86,000	No	No		

BUILDING PERMITS

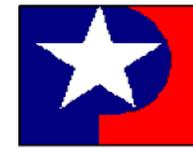
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2021	C-21-0032	MANUAL	825	C	3/21/2022			Replace deck floor

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2025	INFO FM PRMT	7	SB
4/24/2012	MEAS/EXT INS	25	D ERSKINE
12/7/2006	MEAS+INSPCTD	100	
4/17/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

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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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 6A
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:	

!1706!

PRINT

Date	Time
09/26/25	16:57:20

LAST REV

Date	Time
05/08/25	09:28:10

apro	1706
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