

103

13

0

7

7R

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

738,700 /

738,700 /

738,700 /

USE VALUE:

ASSESSed:

738,700 /

738,700 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	R	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	CORMAN IRENE E
Owner 2:	
Owner 3:	
Street 1:	7R SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GILL - CHRISTOPHER J
Owner 2:	LITZOW - JENNIFER M
Street 1:	7R SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 2266 Square Feet, with 1 Unit, 3 Baths, 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:		

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	738,700			738,700
Total Card	0.000	738,700			738,700
Total Parcel	0.000	738,700			738,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	325.93	/Parcel:	325.93

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	694,400	0	.		694,400		Year End Roll	12/2/2024
2024	102	FV	649,900	0	.		649,900		Year end	11/9/2023
2023	102	FV	618,900	0	.		618,900	618,900	Year end	11/3/2022
2022	102	FV	605,100	0	.		605,100	605,100	Year End Roll	10/19/2021
2021	102	FV	562,000	0	.		562,000	562,000	Year End Roll	10/15/2020
2020	102	FV	520,400	0	.		520,400	520,400	Year End Roll	9/26/2019
2019	102	FV	503,700	0	.		503,700	503,700	Create Final va	6/4/2019
2018	102	FV	503,700	0	.		503,700	503,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILL,CHRISTOPHE	61883-91		5/28/2013		422,000	No	No		
MCHUGH JAMES F,	51372-475		6/27/2008		499,000	No	No		
FABER TODD M,	41610-306		12/15/2003		485,000	No	No		
BICKERTON ARTHU	34139-556		11/26/2001		365,000	No	No		
DEMIDOWITZ WILL	28869-574		7/22/1998		270,000	No	No		
LINCOLN HOUSE A	28869-572		1/23/1995		219,500	No	No		12/30/96 death of wife

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2003	2631	RENOVATI	15,741	C	6/17/2003			basement

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
4/29/1997	MEAS/EXT INS	600	
5/24/1996	MEAS+INSPCTD	606	

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 7R
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	16:57:54

LAST REV

Date	Time
02/14/25	12:12:15

apro	1711
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ASR Map:	
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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