

162

26

0

1

10

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

587,600 /

587,600 /

587,600 /

USE VALUE:

ASSESSed:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	SHEA TR MARGARET
Owner 2:	140 LINCOLN RD UN 10 NOM TRUST
Owner 3:	
Street 1:	140 LINCOLN ROAD UNIT 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHEA - MARGARET
Owner 2:	-
Street 1:	140 LINCOLN ROAD UNIT 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1992, having primarily CLAPBOARD Exterior and 1537 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 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	RE																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	RYAN EST	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	587,600			587,600
Total Card	0.000	587,600			587,600
Total Parcel	0.000	587,600			587,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	382.30	/Parcel:	382.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	571,700	0	.		571,700		Year End Roll	12/2/2024
2024	102	FV	485,800	0	.		485,800		Year end	11/9/2023
2023	102	FV	463,800	0	.		463,800	463,800	Year end	11/3/2022
2022	102	FV	450,200	0	.		450,200	450,200	Year End Roll	10/19/2021
2021	102	FV	466,300	0	.		466,300	466,300	Year End Roll	10/15/2020
2020	102	FV	466,300	0	.		466,300	466,300	Year End Roll	9/26/2019
2019	102	FV	433,100	0	.		433,100	433,100	Create Final va	6/4/2019
2018	102	FV	387,900	0	.		387,900	387,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA,MARGARET	83876-81		3/20/2025	CONVENIENC		1	No	No	
MOZZI,ROBERT L	73649-302		10/17/2019	PARTIAL INTR	235,000	No	No		
MOZZI,ROBERT L	73469-298		10/17/2019	PARTIAL INTR	235,000	No	No		
HERTZEL,DANIEL	69699-514		7/31/2017		463,000	No	No		
ANDERSON CLAIRE	44893-318		3/29/2005		438,000	No	No		
CRADOCK-WATSON	27845-001		11/5/1997		295,000	No	No		
BURGESS, WILLIA	25106-487		1/5/1995		284,000	No	No		
RYAN EST. NOMIN	23019-122		3/26/1993		229,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
4/9/2012	MEAS/EXT INS	25	D ERSKINE
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 10
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	18:20:21
LAST REV	Date	Time
	04/30/25	13:26:33
	blakeley	
	2320	

!2320!

Parcel ID 162 26 0 1 10

