

162

26

0

1

110

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

567,000 /

567,000

ASSESSed:

567,000 /

567,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PRIVITERA TR SALVATORE S
Owner 2:	PRIVITERA TR DORIS S
Owner 3:	140 LINCOLN RD UNIT 110 TRUST
Street 1:	PO BOX 75
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NISSAN - COLIN S
Owner 2:	-
Street 1:	50 PLAZA STREET
Twn/City:	BROOKLYN
St/Prov:	NY Cntry
Postal:	11238

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 1317 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

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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	557,300	9,700		567,000
Total Card	0.000	557,300	9,700		567,000
Total Parcel	0.000	557,300	9,700		567,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	430.52	/Parcel:	430.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	541,700	9100	.		550,800		Year End Roll	12/2/2024
2024	102	FV	460,300	9100	.		469,400		Year end	11/9/2023
2023	102	FV	439,400	9100	.		448,500	448,500	Year end	11/3/2022
2022	102	FV	426,100	9200	.		435,300	435,300	Year End Roll	10/19/2021
2021	102	FV	441,300	9200	.		450,500	450,500	Year End Roll	10/15/2020
2020	102	FV	441,300	9200	.		450,500	450,500	Year End Roll	9/26/2019
2019	102	FV	409,800	9200	.		419,000	419,000	Create Final va	6/4/2019
2018	102	FV	367,000	9200	.		376,200	376,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NISSAN, COLIN S	77463-388		4/8/2021		432,000	No	No		
JOYCE CYNDA W,	52162-582		1/30/2009		320,000	No	No		
WARREN JOAN B,	50050-452		9/4/2007	FAMILY		1	No	No	
BILLMAN GENIEVA	45971-345		8/29/2005		485,000	No	No		
BILLMAN GENI EV	23978-173		12/1/1993	FAMILY		1	No	No	SOLD TO SON
RYAN EST. NOMIN	23158-241		5/6/1993		244,000	No	No		1/1/93 NO MASTER

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2021	R-21-0099	KITCHEN	4,400	O				Update kitchen cab

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
3/15/2022	VISITED	625	J Frank
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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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 110
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	18:20:39

LAST REV

Date	Time
01/24/25	08:29:20

apro	2322
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