

162

26

0

1

112

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

438,300 /

438,300

ASSESSed:

438,300 /

438,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIGIANNI CAROL
Owner 2:	FAYE JULIETTE
Owner 3:	ALLEN JENNIFER
Street 1:	140 LINCOLN RD UNIT 112
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DIGIANNI - CAROL
Owner 2:	-
Street 1:	140 LINCOLN RD UNIT 112
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 842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

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	438,300			438,300
Total Card	0.000	438,300			438,300
Total Parcel	0.000	438,300			438,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.55	/Parcel:	520.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	425,900	0	.		425,900		Year End Roll	12/2/2024
2024	102	FV	361,900	0	.		361,900		Year end	11/9/2023
2023	102	FV	345,400	0	.		345,400	345,400	Year end	11/3/2022
2022	102	FV	335,000	0	.		335,000	335,000	Year End Roll	10/19/2021
2021	102	FV	236,000	0	.		236,000	236,000	Year End Roll	10/15/2020
2020	102	FV	236,000	0	.		236,000	236,000	Year End Roll	9/26/2019
2019	102	FV	236,000	0	.		236,000	236,000	Create Final va	6/4/2019
2018	102	FV	236,000	0	.		236,000	236,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGIANNI,CAROL	77110-205		3/2/2021	CONVENIENC	99	No	No		3/2/2021 CAROL DIGIANNI FOR HER LIFE TO USE A
KNIGHT LINDA J.	56813-65		5/3/2011	SALE RESTRIC	205,000	No	No		AFFORDABLE
BRAY/MICU	47067-32		3/6/2006	SALE RESTRIC	154,769	No	No		Affordable unit
SPOONER ARLETTA	33604-327		9/7/2001		138,280	No	No		
RYAN NOMINEE TR	23361-108		6/29/1993		130,000	No	No		1/1/93 NO MASTER

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
5/28/1996	MEAS+INSPCTD	606	
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	95 19 112
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 18:20:55
LAST REV
Date Time
01/24/25 08:38:42
apro
2324

Parcel ID 162 26 0 1 112

!2324!

