

162

26

0

1

113

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

416,600 /

416,600 /

416,600 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

416,600 /

416,600 /

ASSESSED:

416,600 /

416,600 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FALLON DOROTHY
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN ROAD UNIT 113
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	AHRABI - REZA
Owner 2:	-
Street 1:	5400 LA MOYA AVENUE UNIT 5
Twn/City:	JACKSONVILLE
St/Prov:	FL Cntry
Postal:	32210

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 753 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	416,600			416,600
Total Card	0.000	416,600			416,600
Total Parcel	0.000	416,600			416,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	553.25	/Parcel:	553.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	405,000	0	.		405,000		Year End Roll	12/2/2024
2024	102	FV	344,100	0	.		344,100		Year end	11/9/2023
2023	102	FV	328,500	0	.		328,500	328,500	Year end	11/3/2022
2022	102	FV	318,500	0	.		318,500	318,500	Year End Roll	10/19/2021
2021	102	FV	329,900	0	.		329,900	329,900	Year End Roll	10/15/2020
2020	102	FV	329,900	0	.		329,900	329,900	Year End Roll	9/26/2019
2019	102	FV	250,000	0	.		250,000	250,000	Create Final va	6/4/2019
2018	102	FV	250,000	0	.		250,000	250,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHRABI,REZA	83050-87		7/26/2024		425,000	No	No		
FITZGERALD,JOHN	72536-140		5/1/2019		380,000	No	No		
COULTER TR,ELIZ	64943-126		2/23/2015	SALE RESTRIC	250,000	No	No		
Coulter,Catheri	60918-91		1/8/2013	FAMILY		1	No		
Sabbag Tr,Evali	59219-48		6/1/2012		218,000	No	No		
SABBAG, ARTHUR/	25176-290		2/13/1995	CONVENIENC		No	No		
RYAN EST. NOMIN	22891-441		2/5/1993		130,000	No	No		1/1/93 NO MASTER

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2018	7071	KITCHEN	5,000	C	3/15/2019			

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 19 113
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	18:21:02

LAST REV

Date	Time
08/07/24	13:51:30

blakeley
2325

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