

162

26

0

1

114

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

539,000 /

539,000 /

539,000 /

USE VALUE:

539,000 /

539,000 /

ASSESSed:

539,000 /

539,000 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CALLAHAN JAMES B
Owner 2:	CALLAHAN DIANE M
Owner 3:	
Street 1:	140 LINCOLN RD UNIT 114
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROACHE - LEO W
Owner 2:	ROACHE - AVIS M
Street 1:	140 LINCOLN RD UNIT 114
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 1200 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	529,300	9,700		539,000
Total Card	0.000	529,300	9,700		539,000
Total Parcel	0.000	529,300	9,700		539,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	449.17	/Parcel:	449.17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	514,600	9100	.		523,700		Year End Roll	12/2/2024
2024	102	FV	437,300	9100	.		446,400		Year end	11/9/2023
2023	102	FV	417,400	9100	.		426,500	426,500	Year end	11/3/2022
2022	102	FV	404,900	9200	.		414,100	414,100	Year End Roll	10/19/2021
2021	102	FV	419,400	9200	.		428,600	428,600	Year End Roll	10/15/2020
2020	102	FV	419,400	9200	.		428,600	428,600	Year End Roll	9/26/2019
2019	102	FV	389,400	9200	.		398,600	398,600	Create Final va	6/4/2019
2018	102	FV	348,800	9200	.		358,000	358,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROACHE,LEO W	75505-57		8/31/2020		451,000	No	No		
ROACHE LEO W,	29312-488		10/29/1998	CONVENIENC		1	No	No	
BOWLES LOUISE H	29312-476		10/28/1998		294,000	No	No		
RYAN EST. NOMIN	23019-54		3/26/1993		198,000	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
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 19 114
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 18:21:10  
LAST REV  
Date Time  
01/24/25 08:41:01  
apro  
2326

Parcel ID 162 26 0 1 114

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