	Total Card /	Total Parcel
APPRAISED:	543,500 /	543,500
USE VALUE:	543,500 /	543,500
ASSESSED:	543,500 /	543,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BERGGREN TR LINNEA A
Owner 2:	BERGGREN TR DAVID E
Owner 3:	D BERGGREN / L BERGGREN TRUSTS
Street 1:	140 LINCOLN ROAD UNIT 116
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773	Type:

PREVIOUS OWNER

Owner 1:	BERGGREN - LINNEA A
Owner 2:	BERGGREN - DAVID E
Street 1:	140 LINCOLN ROAD UNIT 116
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 1214 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	533,800	9,700		543,500
Total Card	0.000	533,800	9,700		543,500
Total Parcel	0.000	533,800	9,700		543,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.69 | /Parcel: 447.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	
04/09/12	

PREVIOUS ASSESSMENT

Parcel ID: 162 26 0 1 116

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	519,000	9100	.		528,100		Year End Roll	12/2/2024
2024	102	FV	441,000	9100	.		450,100		Year end	11/9/2023
2023	102	FV	420,900	9100	.		430,000	430,000	Year end	11/3/2022
2022	102	FV	408,400	9200	.		417,600	417,600	Year End Roll	10/19/2021
2021	102	FV	423,000	9200	.		432,200	432,200	Year End Roll	10/15/2020
2020	102	FV	423,000	9200	.		432,200	432,200	Year End Roll	9/26/2019
2019	102	FV	392,800	9200	.		402,000	402,000	Create Final va	6/4/2019
2018	102	FV	351,800	9200	.		361,000	361,000	Year End Roll	9/28/2017

!2328!

PRINT

Date	Time
09/26/25	18:21:26

LAST REV

Date	Time
08/07/24	15:33:16
blakeley	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 2328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGGREN,LINNEA	83076-352		7/31/2024	CONVENIENC	1	No	No		
JENAL TR,IRENE	79165-490		11/17/2021		462,000	No	No		
JENAL IRENE D,	53898-516		11/24/2009	FAMILY	100	No	No		
AUSTIN HELEN A,	43295-346		7/15/2004		380,000	No	No		
RYAN EST. NOMIN	23137-482		4/30/1993		254,000	No	No	1/1/93 NO MASTER	

USER DEFINED

Prior Id # 1:	95 19 116
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2023	MEC-23-0008	MECHANIC	9,169	C	6/21/2023			Replacing A/C syst

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
8/3/1995	INSPECTED	600	
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA   __/____/__

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 Influ	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:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse

2026

EXTERIOR INFORMATION

Field	Value
Type:	7 - CONDO-GRDN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1992 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 100

BATH FEATURES

Field	Value	Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	3.970000029
Name:	6 - RYAN ESTATE

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	9.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	9	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	204.00
Size Adj.:	1.23130155
Const Adj.:	0.98000002
Adj $ / SQ:	246.162
Other Features:	27611
Grade Factor:	1.45
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586576
Depreciation:	52792
Depreciated Total:	533784

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 2		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	
AvRate:	
Ind.Val	353362.8774
Juris. Factor:	
Before Depr:	439.03
Special Features:	0
Val/Su Net:	419.00
Final Total:	533800
Val/Su SzAd	439.70

SKETCH

UnSketched SubAreas:
FFL: 1214,
WDK: 60,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,214	246.160	298,840
WDK	WOOD DECK	60	40.660	2,440

Net Sketched Area:	1,274	Total:	301,280
Size Ad	1214 Gross Area	1274 FinArea	1214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID

162 26 0 1 116

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
04	CONDO-GAR	D	Y	1	1	A	AV	1992	10,700.00	T	9	102			9,700			9,700

More: N	Total Yard Items:	9,700	Total Special Featues:		Total:	9,700