

162

26

0

1

117

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

618,400 /

618,400

ASSESSed:

618,400 /

618,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROBB MARTIN J
Owner 2:	ROBB NANCY P
Owner 3:	
Street 1:	140 LINCOLN RD UNIT 117
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAMBRIDGE TRUST CO TR -
Owner 2:	C/O MCGREGOR - LAURA
Street 1:	75 STATE STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02109

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 1542 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	608,700	9,700		618,400
Total Card	0.000	608,700	9,700		618,400
Total Parcel	0.000	608,700	9,700		618,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 401.04		/Parcel: 401.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	591,400	9100	.		600,500		Year End Roll	12/2/2024
2024	102	FV	502,400	9100	.		511,500		Year end	11/9/2023
2023	102	FV	479,600	9100	.		488,700	488,700	Year end	11/3/2022
2022	102	FV	464,800	9200	.		474,000	474,000	Year End Roll	10/19/2021
2021	102	FV	481,400	9200	.		490,600	490,600	Year End Roll	10/15/2020
2020	102	FV	481,400	9200	.		490,600	490,600	Year End Roll	9/26/2019
2019	102	FV	446,900	9200	.		456,100	456,100	Create Final va	6/4/2019
2018	102	FV	400,200	9200	.		409,400	409,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMBRIDGE TRUST	83635-244		12/30/2024	FORECLOSURE	741,000	No	No		
MCNERNEY,JOHN P	69217-322		5/1/2017	CONVENIENC		1	No	No	
BENTLEY ROBERT	35054-367		3/15/2002		391,500	No	No		
RYAN ESTATE NOM	24281-111		2/18/1994		284,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2009	4237	RENOVATI	19,751	C				replace kit counte

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

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



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 117
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	18:21:37

LAST REV

Date	Time
07/14/25	15:07:03

apro
2329

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