

162

26

0

1

211

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

546,800 /

546,800

ASSESSed:

546,800 /

546,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|------------------------|
| Owner 1: | AXELROD JEFFREY B |
| Owner 2: | MILINSKY SHARON B |
| Owner 3: | |
| Street 1: | 140 LINCOLN RD APT 211 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3813 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | KALISKY TR - ESTHER F |
| Owner 2: | KALISKY TR - ILONA |
| Street 1: | 140 LINCOLN RD APT211 |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3813 |

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 |
|------|------------|--------|----------|
| | | | |

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 | 537,100 | 9,700 | | 546,800 |
| Total Card | 0.000 | 537,100 | 9,700 | | 546,800 |
| Total Parcel | 0.000 | 537,100 | 9,700 | | 546,800 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 450.41 | | /Parcel: 450.41 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 102 | FV | 517,100 | 9100 | . | | 526,200 | | Year End Roll | 12/2/2024 |
| 2024 | 102 | FV | 439,400 | 9100 | . | | 448,500 | | Year end | 11/9/2023 |
| 2023 | 102 | FV | 419,400 | 9100 | . | | 428,500 | 428,500 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 406,900 | 9200 | . | | 416,100 | 416,100 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 421,500 | 9200 | . | | 430,700 | 430,700 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 421,500 | 9200 | . | | 430,700 | 430,700 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 391,400 | 9200 | . | | 400,600 | 400,600 | Create Final va | 6/4/2019 |
| 2018 | 102 | FV | 350,600 | 9200 | . | | 359,800 | 359,800 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|------------------|
| KALISKY TR,ESTH | 81746-446 | | 7/7/2023 | | 540,800 | No | No | | |
| KALISKY,AVRAM | 75723-272 | | 9/25/2020 | CONVENIENC | | 1 | No | No | |
| JULIA A VERCOLL | 55495-126 | | 9/30/2010 | | 300,000 | No | No | | |
| VERCOLLONE JULI | 51882-356 | | 11/10/2008 | FAMILY | | 1 | No | No | |
| FITZGERALD JOHN | 46402-35 | | 11/1/2005 | | 400,000 | No | No | | |
| RYAN EST. NOMIN | 22989-514 | | 3/17/1993 | | 234,000 | No | No | | 1/1/93 NO MASTER |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|---------|--------|-----|------------|----------|------------|--------------------|
| 8/10/2023 | C-23-0010 | BATH | 35,833 | C | | | | Remodel two bathro |

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



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|-----------|
| Prior Id # 1: | 95 19 211 |
| 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 18:21:53

LAST REV

Date Time
01/24/25 08:54:03

apro
2331

!2331!

Parcel ID 162 26 0 1 211

