

162

26

0

1

212

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

521,600 /

521,600

ASSESSed:

521,600 /

521,600

521,600 /

521,600



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 95 19 212

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:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOORE DOROTHY P
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN RD
Street 2:	UNIT 212
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	Piccoli - Karen S
Owner 2:	-
Street 1:	140 Lincoln Rd Unit 212
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 1140 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:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	----------	--------	--	------------	--	--------	--

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	521,600			521,600
Total Card	0.000	521,600			521,600
Total Parcel	0.000	521,600			521,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	457.54	/Parcel:	457.54

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	507,100	0	.		507,100		Year End Roll	12/2/2024
2024	102	FV	431,000	0	.		431,000		Year end	11/9/2023
2023	102	FV	411,400	0	.		411,400	411,400	Year end	11/3/2022
2022	102	FV	399,200	0	.		399,200	399,200	Year End Roll	10/19/2021
2021	102	FV	413,500	0	.		413,500	413,500	Year End Roll	10/15/2020
2020	102	FV	413,500	0	.		413,500	413,500	Year End Roll	9/26/2019
2019	102	FV	384,000	0	.		384,000	384,000	Create Final va	6/4/2019
2018	102	FV	343,900	0	.		343,900	343,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Piccoli,Karen S	59255-474		6/8/2012		319,900	No	No		
WALSH ROSEMARY	35447-181		5/10/2002	OTHER	302,000	No	No		Affordable sale
RYAN ALICE E,	27571-444		8/13/1997		239,900	No	No		
RYAN EST. NOMIN	23019-166		3/26/1993		185,000	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
5/28/1996	MEAS+INSPCTD	606	
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

