

162

26

0

1

213

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

534,100 /

534,100 /

534,100 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

534,100 /

534,100 /

ASSESSED:

534,100 /

534,100 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTAIN JUDITH F
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN RD APT213
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	DOYLE - FRANCES T
Owner 2:	-
Street 1:	140 LINCOLN RD APT213
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 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	534,100			534,100
Total Card	0.000	534,100			534,100
Total Parcel	0.000	534,100			534,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	445.08	/Parcel:	445.08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	519,300	0	.		519,300		Year End Roll	12/2/2024
2024	102	FV	441,200	0	.		441,200		Year end	11/9/2023
2023	102	FV	421,200	0	.		421,200	421,200	Year end	11/3/2022
2022	102	FV	408,500	0	.		408,500	408,500	Year End Roll	10/19/2021
2021	102	FV	423,100	0	.		423,100	423,100	Year End Roll	10/15/2020
2020	102	FV	423,100	0	.		423,100	423,100	Year End Roll	9/26/2019
2019	102	FV	392,900	0	.		392,900	392,900	Create Final va	6/4/2019
2018	102	FV	351,900	0	.		351,900	351,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE,FRANCES T	80534-69		8/3/2022		480,000	No	No		
Boyce Tr,Mary A	59267-571		6/11/2012		300,000	No	No		Gar D rights sold on Bk59267 Pg571 6/11/12
BOYCE MARY ALIC	48709-15		12/21/2006	FAMILY	100	No	No		
BOYCE MARY ALIC	48709-13		12/21/2006	FAMILY	100	No	No		
BOYCE MARY ALIC	39260-379		5/20/2003	CONVENIENC	100	No	No		
RYAN EST. NOMIN	22895-334		2/8/1993		198,000	No	No		1/1/93 NO MASTER

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2023	MEC-23-000	MECHANIC	9,282	C	6/21/2023			A/C System replace

ACTIVITY INFORMATION

Date	Result	By	Name
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

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102 CONDO	Prime NB Desc	RYAN EST	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-----------	---------------	----------	--------	--	------------	--	--------	--



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 213
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	18:22:09

LAST REV

Date	Time
04/18/24	11:51:21

blakeley	2333
----------	------

