

162

26

0

1

216

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

543,500 /

543,500 /

USE VALUE:

543,500 /

543,500 /

ASSESSed:

543,500 /

543,500 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWNE TR GILES C
Owner 2:	FIORE TR LORRAINE E
Owner 3:	BROWNE FIORE TRUST NO 1
Street 1:	PO BOX 6156
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GROWNEY TR - ANDREA ELIZABETH
Owner 2:	GROWNEY TR - WALLACE JAMES
Street 1:	140 LINCOLN RD UNIT 216
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

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:	
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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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	543,500			543,500
Total Card	0.000	543,500			543,500
Total Parcel	0.000	543,500			543,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	447.69	/Parcel:	447.69

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	528,300	0	.		528,300		Year End Roll	12/2/2024
2024	102	FV	448,900	0	.		448,900		Year end	11/9/2023
2023	102	FV	428,500	0	.		428,500	428,500	Year end	11/3/2022
2022	102	FV	415,700	0	.		415,700	415,700	Year End Roll	10/19/2021
2021	102	FV	430,600	0	.		430,600	430,600	Year End Roll	10/15/2020
2020	102	FV	430,600	0	.		430,600	430,600	Year End Roll	9/26/2019
2019	102	FV	399,800	0	.		399,800	399,800	Create Final va	6/4/2019
2018	102	FV	358,100	0	.		358,100	358,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROWNEY TR,ANDR	66117-41		9/23/2015		380,000	No	No		
WILLIAMS HELEN	53272-525		7/27/2009		295,500	No	No		
WILLIAMS HELEN	49911-120		8/7/2007	FAMILY		1	No	No	
PENDLETON FRANCO	43733-55		9/17/2004		385,000	No	No		
STORELLA ROBERT	37428-306		12/19/2002		380,000	No	No		
OCONNOR MARY E,	30980-004		12/10/1999		309,000	No	No		
RYAN EST. NOMIN	22983-54		3/15/1993		219,000	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
5/10/2016	SALES INSP	618	G BOURGAULT
4/9/2012	MEAS/EXT INS	25	D ERSKINE
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1725	0
	GIS Ref
	GIS Ref
	Insp Date
	11/25/24

Parcel ID	PRINT	LAST REV
162 26 0 1 216	!2336!	
	Date	Time
	09/26/25	18:22:32
	Date	Time
	01/24/25	09:09:39
	apro	
	2336	



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 216
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:	

