

162

26

0

1

310

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

688,500 /

688,500

ASSESSed:

688,500 /

688,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLMES GORDON A
Owner 2:	
Owner 3:	
Street 1:	4 SHEFFIELD TERRACE
Street 2:	
Twn/City:	LONDON
St/Prov:	UK Cntry LONDON Own Occ: N
Postal:	W8 7NA Type:

PREVIOUS OWNER

Owner 1:	QUELCH TR - JOHN A
Owner 2:	QUELCH TR - JOYCE A
Street 1:	57 BAKER BRIDGE RD
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 1700 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	678,800	9,700		688,500
Total Card	0.000	678,800	9,700		688,500
Total Parcel	0.000	678,800	9,700		688,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	405.00	/Parcel:	405.00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	660,600	9100	.		669,700		Year End Roll	12/2/2024
2024	102	FV	561,500	9100	.		570,600		Year end	11/9/2023
2023	102	FV	536,000	9100	.		545,100	545,100	Year end	11/3/2022
2022	102	FV	520,800	9200	.		530,000	530,000	Year End Roll	10/19/2021
2021	102	FV	539,400	9200	.		548,600	548,600	Year End Roll	10/15/2020
2020	102	FV	539,400	9200	.		548,600	548,600	Year End Roll	9/26/2019
2019	102	FV	501,200	9200	.		510,400	510,400	Create Final va	6/4/2019
2018	102	FV	448,900	9200	.		458,100	458,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUELCH TR,JOHN	62242-414		7/15/2013		482,500	No	No		
QUELCH JOHN A,	54095-430		1/4/2010	FAMILY		1	No	No	
BENTLEY COLLEGE	40866-238		9/15/2003		482,500	No	No		
WHEELER BETTY S	39529-6		6/12/2003	CONVENIENC	100	No	No		
MURPHY MARGUERI	39529-4		6/12/2003	CONVENIENC	100	No	No		
MAFFEI THOMAS F	27617-344		8/27/1997		390,000	No	No		
RYAN EST. NOMIN	23018-449		3/26/1993		299,000	No	No		1/1/93 NO MASTER

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2023	R-23-0136	WINDOWS	3,527	C				Install 4 replacem

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:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 310
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	18:23:00

LAST REV

Date	Time
01/24/25	09:19:46

apro 2339

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