

162

26

0

1

312

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

605,300 /

605,300

ASSESSed:

605,300 /

605,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLS KATHLEEN POTE
Owner 2:	
Owner 3:	
Street 1:	32 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Webb Tr - Gertrude M
Owner 2:	Webb Tr - Heidi Rachel
Street 1:	140 Lincoln Rd
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 1527 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	605,300			605,300
Total Card	0.000	605,300			605,300
Total Parcel	0.000	605,300			605,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	396.40	/Parcel:	396.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	588,100	0	.		588,100		Year End Roll	12/2/2024
2024	102	FV	499,600	0	.		499,600		Year end	11/9/2023
2023	102	FV	476,900	0	.		476,900	476,900	Year end	11/3/2022
2022	102	FV	462,200	0	.		462,200	462,200	Year End Roll	10/19/2021
2021	102	FV	478,700	0	.		478,700	478,700	Year End Roll	10/15/2020
2020	102	FV	478,700	0	.		478,700	478,700	Year End Roll	9/26/2019
2019	102	FV	444,400	0	.		444,400	444,400	Create Final va	6/4/2019
2018	102	FV	398,000	0	.		398,000	398,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Webb Tr, Gertrud	60800-246		12/21/2012		420,000	No	No		
FOGEL DANIEL,	37400-404		12/17/2002		389,500	No	No		
KIEFER MAXINE E	26915-500		12/18/1996		260,000	No	No		
HOLLINGSWORTH,	24625-384		6/16/1994		289,000	No	No		
RYAN EST. NOMIN	23381-39		7/1/1993		269,000	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
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 19 312
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	18:23:16

LAST REV

Date	Time
01/24/25	09:34:32

apro 2341

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