

162

26

0

1

313

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

621,200 /

621,200

ASSESSED:

621,200 /

621,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZIMMERMAN TR CHARLES
Owner 2:	ZIMMERMAN TR CORNELIA
Owner 3:	ZIMMERMAN FAMILY TRUST
Street 1:	140 LINCOLN RD UNIT 313
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHAHROKH - ZAHRA
Owner 2:	-
Street 1:	5 TERRACE ROAD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

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, 5 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	621,200			621,200
Total Card	0.000	621,200			621,200
Total Parcel	0.000	621,200			621,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	406.81	/Parcel:	406.81

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	603,900	0	.		603,900		Year End Roll	12/2/2024
2024	102	FV	513,100	0	.		513,100		Year end	11/9/2023
2023	102	FV	489,800	0	.		489,800	489,800	Year end	11/3/2022
2022	102	FV	474,900	0	.		474,900	474,900	Year End Roll	10/19/2021
2021	102	FV	491,900	0	.		491,900	491,900	Year End Roll	10/15/2020
2020	102	FV	491,900	0	.		491,900	491,900	Year End Roll	9/26/2019
2019	102	FV	456,800	0	.		456,800	456,800	Create Final va	6/4/2019
2018	102	FV	409,100	0	.		409,100	409,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAHROKH,ZAHRA	84146-445		5/28/2025		685,000	No	No		
RAMSEY,MARGARET	66932-423		3/15/2016		427,500	No	No		
WILKINSON RAYMO	54255-235		2/3/2010		340,000	No	No		
WILKINSON RAYMO	44368-430		12/24/2004	CONVENIENC		1	No	No	
MAFFEI, THOMAS	26016-119		1/31/1996		312,000	No	No		
RYAN EST. NOMIN	23018-180		3/26/1993		284,000	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

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 313
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	18:23:24

LAST REV

Date	Time
06/17/25	13:00:10

blakeley
2342

