

162

26

0

1

314

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

610,800 /

610,800 /

USE VALUE:

610,800 /

610,800 /

ASSESSed:

610,800 /

610,800 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GROGAN TR JOSEPH
Owner 2:	TUROWSKI IRREVOCABLE RE TRUST
Owner 3:	
Street 1:	140 LINCOLN RD APT 314
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3806 Type:

PREVIOUS OWNER

Owner 1:	TUROWSKI - JOSEPHINE E
Owner 2:	-
Street 1:	140 LINCOLN RD APT314
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3806

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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	610,800			610,800
Total Card	0.000	610,800			610,800
Total Parcel	0.000	610,800			610,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 400.00		/Parcel:	400.00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	593,500	0	.		593,500		Year End Roll	12/2/2024
2024	102	FV	504,200	0	.		504,200		Year end	11/9/2023
2023	102	FV	481,300	0	.		481,300	481,300	Year end	11/3/2022
2022	102	FV	466,400	0	.		466,400	466,400	Year End Roll	10/19/2021
2021	102	FV	483,000	0	.		483,000	483,000	Year End Roll	10/15/2020
2020	102	FV	483,000	0	.		483,000	483,000	Year End Roll	9/26/2019
2019	102	FV	448,400	0	.		448,400	448,400	Create Final va	6/4/2019
2018	102	FV	401,600	0	.		401,600	401,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUROWSKI,JOSEPH	79314-467		12/9/2021	CONVENIENC		1	No	No	
ZEHNPFFENNIG,THE	69143-173		4/14/2017		450,000	No	No		
SMITH,JANE THAN	56939-522		6/2/2011	FAMILY		1	No	No	
GRIESINGER CHAR	37462-520		12/24/2002		390,000	No	No		
RAGAN RALPH R,	31069-094		1/20/2000		344,000	No	No		
RYAN ESTATE NOM	24320-455		3/2/1994		284,000	No	No		

BUILDING PERMITS

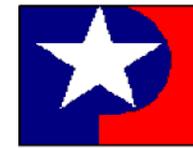
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2017	6738	MANUAL	5,000	C				Install carpet & w

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 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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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 314
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	18:23:31

LAST REV

Date	Time
01/24/25	11:05:14

apro
2343

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