

162

35

0

1

3

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 480,100 /
USE VALUE: 480,100 /
ASSESSed: 480,100 /

Total Card / Total Parcel
480,100 / 480,100
480,100 / 480,100
480,100 / 480,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8-3		RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	ABATE DANIEL
Owner 2:	
Owner 3:	
Street 1:	8-3 RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ETCHEVERRY - JULIANNE
Owner 2:	-
Street 1:	8-3 RIDGE 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 1971, having primarily CLAPBOARD Exterior and 1560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 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	RR																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	RIDGE RD	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	480,100			480,100
Total Card		0.000	480,100		480,100
Total Parcel		0.000	480,100		480,100
Source:		Market Adj Cost	Total Value per SQ unit /Card: 307.76		/Parcel: 307.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	466,900	0	.		466,900		Year End Roll	12/2/2024
2024	102	FV	437,000	0	.		437,000		Year end	11/9/2023
2023	102	FV	404,500	0	.		404,500	404,500	Year end	11/3/2022
2022	102	FV	385,800	0	.		385,800	385,800	Year End Roll	10/19/2021
2021	102	FV	352,900	0	.		352,900	352,900	Year End Roll	10/15/2020
2020	102	FV	352,900	0	.		352,900	352,900	Year End Roll	9/26/2019
2019	102	FV	332,600	0	.		332,600	332,600	Create Final va	6/4/2019
2018	102	FV	332,600	0	.		332,600	332,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ETCHEVERRY, JULI	80520-549		8/1/2022		455,000	No	No		
GECHTER JERRY,	41317-186		10/30/2003		343,750	No	No		
	15421-87		1/26/1984		110,300	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2006	3358	RENOVATI	7,000	C	6/21/2007			bath
10/1/2004	3056	W/S FLUE		C	5/28/2005			
5/6/2004	2906	RENOVATI	20,000	C	5/28/2005			rem kitchen, rep s

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
6/21/2007	PERMIT VISIT	100	
6/22/2006	MEAS/EXT INS	50	
5/28/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS/EXT INS	615	
5/31/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 8 3
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 18:31:08
LAST REV
Date Time
09/06/23 11:42:56
apro
2394

Parcel ID 162 35 0 1 3

!2394!

