

162

35

0

1

4

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

366,700 /

366,700 /

366,700 /

USE VALUE:

ASSESSed:

366,700 /

366,700 /

366,700 /

366,700 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8-4		RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	PEPPER AMANDA G
Owner 2:	
Owner 3:	
Street 1:	8 RIDGE RD UNIT APT4
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PENNACHI - FREDRICK
Owner 2:	-
Street 1:	8 RIDGE RD UNIT APT4
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 975 Square Feet, with 1 Unit, 1 Bath, 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	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	366,700			366,700
Total Card	0.000	366,700			366,700
Total Parcel	0.000	366,700			366,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.10	/Parcel:	376.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	356,500	0	.		356,500		Year End Roll	12/2/2024
2024	102	FV	333,700	0	.		333,700		Year end	11/9/2023
2023	102	FV	333,700	0	.		333,700	333,700	Year end	11/3/2022
2022	102	FV	314,500	0	.		314,500	314,500	Year End Roll	10/19/2021
2021	102	FV	287,600	0	.		287,600	287,600	Year End Roll	10/15/2020
2020	102	FV	287,600	0	.		287,600	287,600	Year End Roll	9/26/2019
2019	102	FV	271,000	0	.		271,000	271,000	Create Final va	6/4/2019
2018	102	FV	271,000	0	.		271,000	271,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENNACHI,FREDRI	75475-448		8/28/2020		345,000	No	No		
HUI,DEREK C	63047-95		12/11/2013		284,500	No	No		
OHL IRINA,	35280-261		4/16/2002		240,000	No	No		
OHL ROBERT	21858-345		3/20/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2013	5397	RENOVATI	7,500	C	5/13/2014			bath remodel

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
5/13/2014	MEAS/EXT INS	25	D ERSKINE
4/9/2012	MEAS/EXT INS	25	D ERSKINE
5/31/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 8 4
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	18:31:18

LAST REV

Date	Time
01/25/25	08:46:26

apro	2395
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Fact Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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