

171

24

0

15

3

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 260,100 /
USE VALUE: 260,100 /
ASSESSed: 260,100 /

Total Card / Total Parcel
260,100 / 260,100
260,100 / 260,100
260,100 / 260,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-3	RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	CARMEN STEPHEN
Owner 2:	
Owner 3:	
Street 1:	40 VILLAGE STREET
Street 2:	
Twn/City:	MILLIS
St/Prov:	MA Cntry Own Occ:
Postal:	02054 Type:

PREVIOUS OWNER

Owner 1:	CARMEN MILTON -
Owner 2:	C/O STEVE CARMEN -
Street 1:	15-3 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 1965, having primarily BRICK VENTR Exterior and 772 Square Feet, with 1 Unit, 1 Bath, 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	R-4	Planned Dev	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	VARIED
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	RC																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	RIDGE CT	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

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	260,100			260,100
Total Card 0.000 260,100 260,100					
Total Parcel 0.000 260,100 260,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 336.92		/Parcel: 336.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	244,400	0	.		244,400		Year End Roll	12/2/2024
2024	102	FV	227,200	0	.		227,200		Year end	11/9/2023
2023	102	FV	227,200	0	.		227,200	227,200	Year end	11/3/2022
2022	102	FV	217,500	0	.		217,500	217,500	Year End Roll	10/19/2021
2021	102	FV	207,600	0	.		207,600	207,600	Year End Roll	10/15/2020
2020	102	FV	207,600	0	.		207,600	207,600	Year End Roll	9/26/2019
2019	102	FV	196,200	0	.		196,200	196,200	Create Final va	6/4/2019
2018	102	FV	196,200	0	.		196,200	196,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMEN MILTON,	56040-269		12/13/2010	DIVORCE/ESTA	10	No	No		
LINCOLN RIDGE E	47702-123		6/19/2006	CONVENIENC	10	No	No		
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7,000,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/10/2012	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 1 27
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	19:18:14

LAST REV

Date	Time
01/24/25	13:25:04

apro	2765
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2765

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:
