

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RYAN ESTATE CONDO
Owner 2:	C/O BOARD OF GOVERNORS
Owner 3:	
Street 1:	ATTN: PRESIDENT
Street 2:	140 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN ESTATE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 7.957 ACRES of land mainly classified as CONDO CONDO with a N/A Building built about , having primarily N/A E

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water		
o	R-2	General Res		Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		6.12029		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									214,210						214,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	7.957			1,012,600	1,012,600
Total Card	7.957			1,012,600	1,012,600
Total Parcel	7.957			1,012,600	1,012,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	998	FV		0	7.957	989,400	989,400		Year End Roll	12/2/2024
2024	998	FV		0	7.957	943,600	943,600		Year end	11/9/2023
2023	998	FV		0	7.957	883,600	883,600	883,600	Year end	11/3/2022
2022	998	FV		0	7.957	816,400	816,400	816,400	Year End Roll	10/19/2021
2021	998	FV		0	7.957	743,600	743,600	743,600	Year End Roll	10/15/2020
2020	998	FV		0	7.957	743,600	743,600	743,600	Year End Roll	9/26/2019
2019	998	FV		0	7.957	726,000	726,000	726,000	Create Final va	6/4/2019
2018	998	FV		0	7.957	726,000	726,000	726,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN ESTATE CON	22862-390		1/27/1993			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2024	E-24-0183	MANUAL	8,900	C				
2/21/2024	TR-24-0001	MANUAL	13,975	C				Sewer line replace
10/19/2020	FS-20-0001	MANUAL	1,600	C				Install new sprink
6/3/2016	6455	ROOF	65,340	C				Strip & re-roof 50
8/18/2015	6197	MANUAL	10,000	C				Wall insulation
10/22/2014	5946	MANUAL	5,546	C				
9/4/2014	5888	SHED	1,400	C				
1/20/2011	4642	RENOVATI	5,000	C				repair floor truss

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 19 0
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:	

