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22

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Map

Lot

Sublot

Building

Unit

1 of 1  
CARD

RESIDENTIAL

Town Of Lincoln

APPRAISED:  
USE VALUE:  
ASSESSED:

Total Card / Total Parcel  
551,400 / 551,400  
551,400 / 551,400  
551,400 / 551,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	DEPT OF HIGHWAYS
Owner 3:	
Street 1:	10 PARK PLAZA RM 6160
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02116

PREVIOUS OWNER

Owner 1:	RUHOTINA AVDIJA -
Owner 2:	RUHOTINA EMIRA -
Street 1:	18 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as COMMASS with a CAPE Building built about 1940, having primarily WOOD SHING Exterior and Square Feet, with 1 Unit, 2 Baths, 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	R-1	Single Fam	100	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
901	COMMASS		56627.4		SQUARE FE	PRIME SITE		0	7.25	1.29	R1									529,164						529,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	1.300	22,200		529,200	551,400
Total Card	1.300	22,200		529,200	551,400
Total Parcel	1.300	22,200		529,200	551,400
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	901	FV	156,600	2900	1.3	498,500	658,000		Year End Roll	12/2/2024
2024	901	FV	155,700	2900	1.3	489,000	647,600		Year end	11/9/2023
2023	901	FV	136,300	2900	1.3	510,900	650,100	650,100	Year end	11/3/2022
2022	901	FV	105,200	2900	1.3	462,000	570,100	570,100	Year End Roll	10/19/2021
2021	901	FV	98,800	2900	1.3	401,400	503,100	503,100	Year End Roll	10/15/2020
2020	901	FV	88,600	2900	1.3	346,700	438,200	438,200	Year End Roll	9/26/2019
2019	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Create Final va	6/4/2019
2018	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUHOTINA AVDIJA	53100-598		6/30/2009	INVOLVED GOV		No	No		Order of Taking-No award amount on the spread
DANCONA ILANA,	47049-116		3/2/2006	FAMILY	175,000	No	No		
PARIS, JUDITH	19593-439		1/13/1989		164,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2006	3537	MANUAL	5,000	C				Roofing,siding & r

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.29999 Total SF/SM: 56628 Parcel LUC: 901 COMMASS Prime NB Desc RES CAT 1 Total: 529,164 Spl Credit Total: 529,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Lincoln meadorse 2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	14 3 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:	

PRINT

Date	Time
09/26/25	15:12:58

LAST REV

Date	Time
04/23/25	10:03:49

apro 759

