

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,647,900 / 1,647,900  
 USE VALUE: 1,647,900 / 1,647,900  
 ASSESSED: 1,647,900 / 1,647,900



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		OLD CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	NIKOLAOU NICHOLAS
Owner 2:	NIKOLAOU MONIQUE
Owner 3:	
Street 1:	22 OLD CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1805 Type:

PREVIOUS OWNER

Owner 1:	KONSTANDAKIS - NICHOLAS
Owner 2:	KONSTANDAKIS - VICKI
Street 1:	22 OLD CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1805

NARRATIVE DESCRIPTION

This parcel contains 2.51 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1940, having primarily CLAPBOARD Exterior and 3153 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.133		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									4,655						4,700	
101	ONE FAM		0.54		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									3,780						3,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.510	1,003,400	56,000	588,500	1,647,900
Total Card 2.510 1,003,400 56,000 588,500 1,647,900					
Total Parcel 2.510 1,003,400 56,000 588,500 1,647,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 522.59		/Parcel: 522.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	728,400	54400	2.51	554,900	1,337,700		Year End Roll	12/2/2024
2024	101	FV	720,400	54400	2.51	543,200	1,318,000		Year end	11/9/2023
2023	101	FV	625,100	54400	2.51	567,200	1,246,700	1,246,700	Year end	11/3/2022
2022	101	FV	528,500	70800	2.51	513,600	1,112,900	1,112,900	Year End Roll	10/19/2021
2021	101	FV	472,600	70800	2.51	447,200	990,600	990,600	Year End Roll	10/15/2020
2020	101	FV	465,000	70800	2.51	330,200	866,000	866,000	Year End Roll	9/26/2019
2019	101	FV	451,400	70800	2.51	315,900	838,100	838,100	Create Final va	6/4/2019
2018	101	FV	451,400	70800	2.51	315,900	838,100	838,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONSTANDAKIS,NI	83589-453		12/16/2024		1,800,000	No	No		
KONSTANDAKIS,NI	68866-141		2/6/2017	FAMILY	99	No	No		
KONSTANDAKIS, N	19206-586		7/29/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2025	R-25-0045	RENOVATI	12,000	C				discovered damage
1/29/2025	R-25-0022	WINDOWS	5,000	C				Replace windows
6/16/2014	5779	SOLAR PA	1,530	C				install roof mount
8/10/2009	4241	POOL HOU	80,000	C	7/20/2010			construct pool hou
4/27/2009	4161	POOL	60,000	C	6/11/2012			Pool and Spa;60%do
5/26/1994	471-94	RENO-ADD	100,000	C	8/31/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
6/11/2012	PERMIT VISIT	25	D ERSKINE
7/20/2010	PERMIT VISIT	25	D ERSKINE
8/5/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
8/31/1995	PERMIT VISIT	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

