

162

40

0

10 of 20

APARTMENT

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

304,500 /

12,376,900

USE VALUE:

304,500 /

12,376,900

ASSESSED:

304,500 /

12,376,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49-55		WELLS RD, LINCOLN
Unit #:		
Owner 1: NEW LINCOLN WOODS LLC		
Owner 2: C/O RYAN LLC		
Owner 3: ONE INTERNATIONAL PLACE		
Street 1: 100 OLIVER STREET SUITE 1840		
Street 2:		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02110	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as APTS >8 with a APRTMNT-TH Building built about 1974, having primarily WOOD SHING Exterior and 5570 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 4 HalfBaths, 20 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-4	Planned Dev	100	water	1	TYPCL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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
112	APTS >8		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	112	APTS >8	Prime NB Desc	RES CAT 4	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-----	---------	---------------	-----------	--------	--	------------	--	--------	--

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
112	0.000	301,000	3,500		304,500
Total Card	0.000	301,000	3,500		304,500
Total Parcel	0.000	9,926,700	75,200	2,375,000	12,376,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	54.67	/Parcel:	100.18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2013	MEAS/EXT INS	25	D ERSKINE
8/17/1994	MEAS/EXT INS	185	
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Parcel ID 162 40 0

!2110!

PRINT

Date	Time
09/26/25	17:50:50

LAST REV

Date	Time
08/02/22	14:35:09

apro	2110
------	------



USER DEFINED

Prior Id # 1:	83 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:	

