

162

28

0

2

146A

1 of 1

COMMERCIAL

Town Of Lincoln

APPRaised: 445,400 /
USE VALUE: 445,400 /
ASSESSed: 445,400 /

Total Card / Total Parcel
445,400 / 445,400
445,400 / 445,400
445,400 / 445,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146	A	LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	SOLOMON JONATHAN AJIT
Owner 2:	
Owner 3:	
Street 1:	146 LINCOLN ROAD UNIT 146A
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN BAY LLC -
Owner 2:	-
Street 1:	326 WATERTOWN STREET
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02458

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-OFC Building built about 1860, having primarily VINYL Exterior and 1852 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B-1	Retail Bus	100	water	A	SEPTIC
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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	JV																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	445,400			445,400
Total Card	0.000	445,400			445,400
Total Parcel	0.000	445,400			445,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 240.50		/Parcel:	240.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	418,300	0	.		418,300		Year End Roll	12/2/2024
2024	102	FV	378,600	0	.		378,600		Year end	11/9/2023
2023	102	FV	360,600	0	.		360,600	360,600	Year end	11/3/2022
2022	343	FV	360,600	0	.		360,600	360,600	Year End Roll	10/19/2021
2021	343	FV	339,600	0	.		339,600	339,600	Year End Roll	10/15/2020
2020	343	FV	339,600	0	.		339,600	339,600	Year End Roll	9/26/2019
2019	343	FV	325,000	0	.		325,000	325,000	Create Final va	6/4/2019
2018	343	FV	325,000	0	.		325,000	325,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN BAY LLC	82568-196		3/15/2024		480,000	No	No		
Lincoln Village	59447-357		7/3/2012		250,000	No	No		
JOHNSON ERNEST	50024-591		8/29/2007		259,000	No	No		30% land interest
JOHNSON ERNEST	14341-492		7/3/1981	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2011	4912	MANUAL	1,500	C	3/14/2012			install fire separ
10/17/2008	4071	APARTMEN	6,000	C	12/1/2008			reno both units to
3/28/2008	3902	HANDIBAT	15,000	C				
9/6/2007	3757	ROOF		C				strip & re-roof 1/
7/26/2007	3739	RENOVATI	10,000	C				renovate existing
10/20/2005	3295	ROOF		C				
3/15/2002	2446	RENOVATI	40,000	C	6/29/2002			interior, back por
2/21/1994	411	SIGN		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2022	VISITED	625	J Frank
4/27/2017	INSPECTED	4	JG
10/16/2007	MEAS+INSPCTD	100	
3/27/2003	M&L EXTERIOR	615	
6/29/2002	MEAS+INSPCTD	613	
8/15/1994	MEAS+INSPCTD	185	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 11 1
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:	

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc JOHNSON Total: SpI Credit Total:

