

162

28

0

1

144

1 of 1

COMMERCIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

752,900 /

752,900

ASSESSed:

752,900 /

752,900

752,900 /

752,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEREZ TR LORENZO
Owner 2:	L.A.M.B. TRUST
Owner 3:	
Street 1:	39 BROOKS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN RD REALTY LLC -
Owner 2:	-
Street 1:	38 EDSON ROAD
Twn/City:	STOW
St/Prov:	MA Cntry
Postal:	01775

NARRATIVE DESCRIPTION

This parcel contains .597 ACRES of land mainly classified as OFC CND with a CONDO-OFC Building built about 1953, having primarily CLAPBOARD Exterior and 2024 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		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
343	OFC CND		26000		SQUARE FE	PRIME SITE		0			JV																

Total AC/HA:	0.59688	Total SF/SM:	26000	Parcel LUC:	343	OFC CND	Prime NB Desc	JOHNSON	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
343	0.597	752,900			752,900
Total Card	0.597	752,900			752,900
Total Parcel	0.597	752,900			752,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	371.99	/Parcel:	371.99

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	343	FV	706,100	0	.597		706,100		Year End Roll	12/2/2024
2024	343	FV	733,200	0	.597		733,200		Year end	11/9/2023
2023	343	FV	698,300	0	.597		698,300	698,300	Year end	11/3/2022
2022	343	FV	698,300	0	.597		698,300	698,300	Year End Roll	10/19/2021
2021	343	FV	657,700	0	.597		657,700	657,700	Year End Roll	10/15/2020
2020	340	FV	209,100	0	.597	354,200	563,300	563,300	Year End Roll	9/26/2019
2019	340	FV	204,200	0	.597	313,000	517,200	517,200	Create Final va	6/4/2019
2018	340	FV	204,200	0	.597	313,000	517,200	517,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RD REAL	79759-548		3/1/2022		735,000	No	No		
TSENG-LIN LLC,	72505-16		4/25/2019		700,000	No	No		
LINCOLN VILLAGE	65038-117		3/11/2015	INTRA-CORP	679,900	No	No		
BLAKELY THOMAS	52466-343		3/25/2009	CONVENIENC	100	No	No		
FINNEGAN LAUREN	49087-137		3/6/2007		280,000	No	No		40% land interest
JOHNSON ERNEST	14341-546		7/3/1981		100,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2012	5135	MANUAL	2,500	C				sheet metal work t
7/12/2012	5093	RENOVATI	17,500	C	6/18/2013			install 1st fl han
4/29/2008	3930	ADDITION	120,000	C	5/29/2012			No change since la
6/13/1994	491-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
6/18/2013	PERMIT VISIT	618	G BOURGAULT
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
2/19/2009	PERMIT VISIT	100	
10/16/2007	MEAS+INSPCTD	100	
3/27/2003	M&L EXTERIOR	615	
8/15/1994	MEAS+INSPCTD	107	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 11 3
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	18:19:30

LAST REV

Date	Time
01/24/25	11:32:28

apro
2315

!2315!

