

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LEWIS ST, LINCOLN

OWNERSHIP

Owner 1:	THE FOOD PROJECT INC
Owner 2:	
Owner 3:	
Street 1:	10 LEWIS ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUNTER BRUCE W -
Owner 2:	-
Street 1:	PO BOX 443
Twn/City:	PETERBOROUGH
St/Prov:	NH Cntry
Postal:	03458

NARRATIVE DESCRIPTION

This parcel contains .4 ACRES of land mainly classified as OFFICE with a OFFICE Building built about 1910, having primarily BRICK Exterior and 7216 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 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	B-2	Service Bus	100	Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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
340	OFFICE		17423.28		SQUARE FE	PRIME SITE		0	16.18	0.62	CA	1.00		OTHER	-70					173,380						173,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.400	167,400	600	173,400	341,400
Total Card 0.400 167,400 600 173,400 341,400					
Total Parcel 0.400 167,400 600 173,400 341,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 47.31		/Parcel: 47.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	340	FV	161,900	600	.4	168,300	330,800		Year End Roll	12/2/2024
2024	340	FV	158,300	600	.4	165,000	323,900		Year end	11/9/2023
2023	340	FV	158,300	600	.4	150,000	308,900	308,900	Year end	11/3/2022
2022	340	FV	136,400	1000	.4	150,000	287,400	287,400	Year End Roll	10/19/2021
2021	340	FV	136,400	1000	.4	99,100	236,500	236,500	Year End Roll	10/15/2020
2020	340	FV	136,400	1000	.4	99,100	236,500	236,500	Year End Roll	9/26/2019
2019	340	FV	132,800	1000	.4	82,300	216,100	216,100	Create Final va	6/4/2019
2018	340	FV	132,800	1000	.4	82,300	216,100	216,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER BRUCE W,	32661-166		4/11/2001		965,000	No	No		
DENORMANDIE PHI	19156-64		6/29/1988		630,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2018	7013	RENOVATI	40,000	C	5/25/2018			Remodel space for
2/5/2018	6969	DEMOLITI	5,000	C				Non-occupied space
2/3/2016	6343	MANUAL	8,500	C				Repair exterior st
9/30/1994	583-94	FENCE		C	8/18/1995			
9/30/1994	582-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2022	VISITED	625	J Frank
10/1/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
8/15/1994	MEAS+INSPCTD	185	
11/30/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 31 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:	

