

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	2 LEWIS LLC
Owner 2:	
Owner 3:	
Street 1:	PO Box 146
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PROTOPAPA - SEJFI
Owner 2:	-
Street 1:	216 CONCORD RD
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778-1207

NARRATIVE DESCRIPTION

This parcel contains .38 ACRES of land mainly classified as 031 with a OFFICE Building built about 1900, having primarily ALUMINUM Exterior and 6504 Square Feet, with 6 Units, 0 Bath, 0 3/4 Bath, 8 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		
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		16552.80078		SQUARE FE	PRIME SITE		0	16.18	2.14	CA	1.00								573,709	101	41				573,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.224	406,746	2,900	338,483	748,129
101	0.156	282,654		235,217	517,871
Total Card		0.380	689,400	2,900	573,700
Total Parcel		0.380	689,400	2,900	573,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		194.65	/Parcel: 194.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	031	FV	666,900	2700	.38	557,000	1,226,600		Year End Roll	12/2/2024
2024	031	FV	652,100	2700	.38	546,100	1,200,900		Year end	11/9/2023
2023	031	FV	652,100	2700	.38	496,400	1,151,200	1,151,200	Year end	11/3/2022
2022	031	FV	563,400	2700	.38	496,400	1,062,500	1,062,500	Year End Roll	10/19/2021
2021	340	FV	573,600	2700	.38	328,000	904,300	904,300	Year End Roll	10/15/2020
2020	340	FV	573,600	2700	.38	328,000	904,300	904,300	Year End Roll	9/26/2019
2019	340	FV	558,500	2700	.38	270,500	831,700	831,700	Create Final va	6/4/2019
2018	340	FV	558,500	2700	.38	270,500	831,700	831,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROTOPAPA,SEJFI	66585-152		12/24/2015		850,000	No	No		
LEWIS ST. REALT	12866-225		9/17/1975		97,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2020	C-20-0008	RENOVATI	189,500	C	6/7/2021			Renovate lower lev
2/17/2017	6670	SHEET MT	20,000	O				Sheet metal work f
12/14/2016	6649	RENOVATI	550,000	O	10/1/2018			Renovate building
11/10/2004	3086	MANUAL	3,000	C				fire egress from 3
5/20/2003	2699	ROOF		C	7/1/2003			
7/19/2000	2021	ROOF		C	6/30/2001			
5/6/1998	1406	MANUAL	10,000	C	6/9/1998			NEW ENTRY 6/9/98 1
11/15/1997	1117-97	SIGN		C	7/1/1997			
11/22/1996	1093-96	SIGN		C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	M&L COMPLETE	621	N Cramer
5/3/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1998	MEAS/EXT INS	602	
8/15/1994	MEAS/EXT INS	107	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	95 32 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:	

