

161

5

0

1 of 2

COMMERCIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

786,300 /

871,100

ASSESSed:

786,300 /

871,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	9 LEWIS STREET LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 517
Street 2:	
Twn/City:	ESSEX
St/Prov:	MA Cntry Own Occ: N
Postal:	01929 Type:

PREVIOUS OWNER

Owner 1:	MUNROE HOLDING LLC -
Owner 2:	-
Street 1:	36 SHERMAN BRIDGE ROAD
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778

NARRATIVE DESCRIPTION

This parcel contains .63 ACRES of land mainly classified as OFFICE with a OFFICE Building built about 1940, having primarily WOOD Exterior and 1024 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 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	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
340	OFFICE		27443		SQUARE FE	PRIME SITE		0	16.18	1.41	CA	1.00								626,568	316	15				626,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.536	159,700		532,610	692,310
316	0.095			93,990	93,990
Total Card	0.630	159,700		626,600	786,300
Total Parcel	0.630	244,500		626,600	871,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	767.87	/Parcel:	553.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	340	FV	434,500	800	.63	608,400	1,043,700		Year End Roll	12/2/2024
2024	340	FV	425,500	800	.63	596,400	1,022,700		Year end	11/9/2023
2023	340	FV	425,500	800	.63	542,100	968,400	968,400	Year end	11/3/2022
2022	340	FV	371,600	800	.63	542,100	914,500	914,500	Year End Roll	10/19/2021
2021	340	FV	371,600	800	.63	358,200	730,600	730,600	Year End Roll	10/15/2020
2020	340	FV	371,600	800	.63	358,200	730,600	730,600	Year End Roll	9/26/2019
2019	340	FV	362,700	800	.63	319,500	683,000	683,000	Create Final va	6/4/2019
2018	340	FV	362,700	800	.63	319,500	683,000	683,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNROE HOLDING	67937-303		8/31/2016		800,000	No	No		
DILG GILES,	48456-15		11/7/2006		850,000	No	No		
DILG GILES	21836-174		3/12/1992	FAMILY		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
6/21/2007	MEAS/EXT INS	100	
8/15/1994	MEAS+INSPCTD	185	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.63000	Total SF/SM:	27443	Parcel LUC:	340 OFFICE	Prime NB Desc	COM AV	Total:	626,568	SpI Credit		Total:	626,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 33 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:	

!2376!

PRINT

Date	Time
09/26/25	18:28:10

LAST REV

Date	Time
06/24/25	15:30:17

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2376

