

162

39

0

Map

Lot

Sublot

Building

Unit

4 of 5
CARD

COMMERCIAL

Town Of Lincoln

APPRAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
859,400 / 7,056,900
859,400 / 7,056,900
859,400 / 7,056,900



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RLF LINCOLN STATION LLC
Owner 2:	C/O WILLIAM JACKSON ASSOC.
Owner 3:	
Street 1:	28C JUNCTION SQ DR
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4.04 ACRES of land mainly classified as SHOPCTR with a POST OFF Building built about 2008, having primarily WOOD SHING Exterior and 8329 Square Feet, with 0 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	B-1	Retail Bus	100	water		
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
350	POST OF		0		SQUARE FE	PRIME SITE		0	0.	0.00	CA	1.00															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
350	0.000	859,400			859,400
Total Card		0.000	859,400		859,400
Total Parcel		4.040	4,215,900	20,400	2,820,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		103.18	/Parcel: 147.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	323	SHOPCTR	Prime NB Desc	COM AV	Total:		Spl Credit		Total:	
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