

162

39

0

5 of 5

COMMERCIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

621,000 /

7,056,900

ASSESSed:

621,000 /

7,056,900

Map

Lot

Sublot

Building

Unit

CARD

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
Postal:	01742

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 OFFICE Building built about 2008, having primarily WOOD SHING Exterior and 4260 Square Feet, with 0 Unit, 2 Baths, 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
323	SHOPCTR		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
323	0.000	621,000			621,000
Total Card	0.000	621,000			621,000
Total Parcel	4.040	4,215,900	20,400	2,820,600	7,056,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		145.77	/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

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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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	95 38 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:	

PRINT

Date	Time
09/26/25	18:29:50

LAST REV

Date	Time
11/19/18	11:49:13

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