Map	Lot	Sublot	Building	Unit	CARD	
162	37	0			1 of 1	COMMERCIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,395,700	/	1,395,700
USE VALUE:	1,395,700	/	1,395,700
ASSESSED:	1,395,700	/	1,395,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	160 LINCOLN ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	585 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .723 ACRES of land mainly classified as SHOPCTR with a OFFICE Building built about 1959, having primarily CLAPBOARD Exterior and 6678 Square Feet, with 11 Units, 1 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		water	A	SEPTIC
o	R-2	General Res		Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
323	0.723	741,600	7,800	646,300	1,395,700
Total Card	0.723	741,600	7,800	646,300	1,395,700
Total Parcel	0.723	741,600	7,800	646,300	1,395,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 209.00 | /Parcel: 209.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	11/25/24

!2390!

PREVIOUS ASSESSMENT

Parcel ID: 162 37 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	323	FV	717,400	7300	.723	627,500	1,352,200		Year End Roll	12/2/2024
2024	323	FV	701,600	7300	.723	615,100	1,324,000		Year end	11/9/2023
2023	323	FV	701,600	7300	.723	559,200	1,268,100	1,268,100	Year end	11/3/2022
2022	323	FV	571,100	7300	.723	559,200	1,137,600	1,137,600	Year End Roll	10/19/2021
2021	323	FV	571,100	7300	.723	369,500	947,900	947,900	Year End Roll	10/15/2020
2020	323	FV	571,100	7300	.723	369,500	947,900	947,900	Year End Roll	9/26/2019
2019	323	FV	556,200	7300	.723	337,800	901,300	901,300	Create Final va	6/4/2019
2018	323	FV	556,200	7300	.723	337,800	901,300	901,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:30:37

LAST REV

Date	Time
06/24/25	15:36:40
meadorse	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 2390

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN CROSSIN	51115-294		5/1/2008	INTRA-CORP	1,825,000	No	No		
LINCOLN CROSSIN	1353-24		5/1/2008	SUBSEQUENT S	1,825,000	No	No		Also recorded on bk 51115 pg 294
THREE S REALTY	27911-075		11/25/1997		846,638	No	No		LC 1180-126
MALLOY ROBERT	12659-237		7/1/1974		200,000	No	No		

USER DEFINED

Prior Id # 1:	95 6 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2007	3671	SIGN		C				new sign in from o
11/2/2006	3555	MANUAL	120,000	C	6/8/2007			constr. canopy on
5/19/2005	3192	SIGN		C				
7/28/2003	2736	MANUAL	15,000	C	5/22/2004			additional work un
6/20/2003	2717	MANUAL	15,000	C	5/22/2004			reloc windows/rear
2/13/2001	2165	RENOVATI	12,000	C	6/12/2001			also add bathroom
10/12/2000	2108	MANUAL	12,000	C	6/12/2001			hair salon (new co
9/19/2000	2077	MANUAL	12,000	C	6/12/2001			hair salon
6/7/2000	1999	SIGN		C	4/13/2002			
3/6/1998	1351	RENOVATI	50,000	C	6/9/1998			6/9/98 100% 2ND FL

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
5/22/2004	MEAS/EXT INS	615	
3/27/2003	M&L COMPLETE	615	
4/13/2002	MEAS/EXT INS	613	
6/12/2001	MEAS+INSPCTD	615	
6/9/1998	MEAS+INSPCTD	602	
8/15/1994	MEAS+INSPCTD	185	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
323	SHOPCTR		31504		SQUARE FE	PRIME SITE		0	16.18	1.27	CA	1.00								646,282						646,300	

Total AC/HA:	0.72323	Total SF/SM:	31504	Parcel LUC:	323	SHOPCTR	Prime NB Desc	COM AV	Total:	646,282	Spl Credit		Total:	646,300

EXTERIOR INFORMATION

Type:	71 - OFFICE		
Sty Ht:	2 - 2		
(Liv) Units:	11	Total:	11
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1959	Eff Yr Blt:	1985
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	14 - ASPHL TIL	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	6	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	0	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32	%

CALC SUMMARY

Basic $ / SQ:	89.00
Size Adj.:	0.91979635
Const Adj.:	1.00743759
Adj $ / SQ:	82.471
Other Features:	44587
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1090657
Depreciation:	349010
Depreciated Total:	741647

COMMENTS

11 units.6 on first fl; 5 on 2nd..

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	1	HB	6				

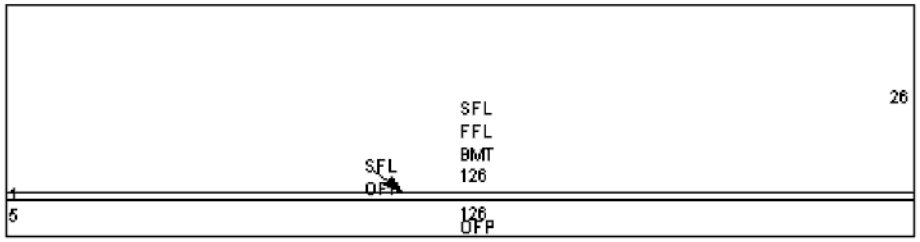
REMODELING

Exterior:	
Interior:	1998
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	0.00000		

Juris. Factor:		Before Depr:	82.47
Special Features:	0	Val/Su Net:	69.24
Final Total:	741600	Val/Su SzAd	111.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	3,402	164.940	561,131
BMT	BASEMENT	3,276	20.620	67,544
FFL	1ST FLOOR	3,276	123.710	405,261
OFP	OPEN PORCH	756	16.050	12,134

Net Sketched Area:	10,710			Total:	1,046,070
Size Ad	6678	Gross Area	10710	FinArea	6678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	BNK	25	A	1
SFL	100	OFC	100	A	6

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162 37 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	PAVING	D	Y	1	27000	A	AV	1975	0.96	T	70	323			7,800			7,800

More:	N	Total Yard Items:	7,800	Total Special Featues:	
Total:	7,800				