

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: TSENG-LIN LLC
 Owner 2:
 Owner 3:
 Street 1: 394 LOWELL STREET SUITE 16
 Street 2:
 Twn/City: LEXINGTON
 St/Prov: MA Cntry Own Occ: N
 Postal: 02420 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
340	204,200		0.597	313,000	517,200	See Master Acct 95-11-0.	
						Entered Lot Size	
Total Card 204,200 0.597 313,000 517,200						Total Land:	
Total Parcel 204,200 0.597 313,000 517,200						Land Unit Type:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 255.53		/Parcel: 255.53		07/19/11	

PREVIOUS OWNER

Owner 1: LINCOLN VILLAGE INVESTMENT LLC -
 Owner 2: -
 Street 1: PO BOX 95203
 Twn/City: NEWTON
 St/Prov: MA Cntry
 Postal: 02495-0203

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	340	FV	204,200	0	.597	313,000	517,200	517,200	Year End Roll	9/28/2017
2017	340	FV	194,500	0	.597	304,300	498,800	498,800	Year End Roll	9/29/2016
2016	343	FV	288,900	0	.	.	288,900	288,900	Year End Roll	1/14/2016
2015	343	FV	273,300	0	.	.	273,300	273,300	Year End	10/2/2014
2014	343	FV	306,100	0	.	.	306,100	306,100	Year End Roll	1/23/2014
2013	343	FV	266,900	0	.	.	266,900	266,900	Year End Roll	10/25/2012
2012	343	FV	266,400	0	.	.	266,400	266,400	Year End	1/26/2012
2011	343	FV	288,200	0	.	.	288,200	288,200	Year End	2/10/2011

NARRATIVE DESCRIPTION

This Parcel contains .597 ACRES of land mainly classified as OFFICE with a(n) CONDO-OFC Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN VILLAGE	65038-117		3/11/2015	INTRA-CORP	679900	No	No			
BLAKELY THOMAS	52466-343		3/25/2009	CONVENIENC	100	No	No			
FINNEGAN LAUREN	49087-137		3/6/2007		280000	No	No		40% land interest	
JOHNSON ERNEST	14341-546		7/3/1981		100000	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/14/2012	5135	MANUAL	2,500	C				sheet metal work t
7/12/2012	5093	RENOVATI	17,500	C	10/12/2012			install 1st fl han
4/29/2008	3930	ADDITION	120,000	C	5/29/2012			No change since la
6/13/1994	491-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2013	PERMIT VISIT	618	G BOURGAULT
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
2/19/2009	PERMIT VISIT	100	B MORGAN
10/16/2007	MEAS+INSPCTD	100	B MORGAN
3/27/2003	M&L EXTERIOR	615	D VELUTTI
8/15/1994	MEAS+INSPCTD	107	JOHN PRESCOT

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		26000		SQUARE FE	PRIME SITE		0	9.	1.338	CA	1.00								313,020						313,000	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.59688	Total SF/SM: 26000.09	Parcel LUC: 340 OFFICE	Prime NB Desc	COM AV	Total: 313,020	Spl Credit	Total: 313,000
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