

Town Of Lincoln



PROPERTY LOCATION

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

**OWNERSHIP**

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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
323	556,200	7,300	0.723	337,800	901,300		0
							GIS Ref
							GIS Ref
Total Card 556,200 7,300 0.723 337,800 901,300						Entered Lot Size	
Total Parcel 556,200 7,300 0.723 337,800 901,300						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 134.97		/Parcel: 134.97		Land Unit Type:	
						Insp Date 10/01/13	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	323	FV	556,200	7300	.723	337,800	901,300	901,300	Year End Roll	9/28/2017
2017	323	FV	541,400	7300	.723	328,400	877,100	877,100	Year End Roll	9/29/2016
2016	323	FV	511,600	7300	.723	322,800	841,700	841,700	Year End Roll	1/14/2016
2015	323	FV	489,300	7300	.723	309,600	806,200	806,200	Year End	10/2/2014
2014	323	FV	487,500	7300	.723	309,600	804,400	804,400	Year End Roll	1/23/2014
2013	323	FV	487,500	7300	.723	309,600	804,400	804,400	Year End Roll	10/25/2012
2012	323	FV	562,000	7300	.72	239,000	808,300	808,300	Year End	1/26/2012
2011	323	FV	587,000	7300	.72	265,300	859,600	859,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN CROSSIN	51115-294		5/1/2008	INTRA-CORP	1825000	No	No			
LINCOLN CROSSIN	1353-24		5/1/2008	SUBSEQUENT S	1825000	No	No			Also recorded on bk 51115 pg 294
THREE S REALTY	27911-075		11/25/1997		846638	No	No			LC 1180-126
MALLOY ROBERT	12659-237		7/1/1974		200000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .723 ACRES of land mainly classified as SHOPCTR with a(n) OFFICE Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 11 Units, 1 Baths, 6 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	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
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	B MORGAN
5/22/2004	MEAS/EXT INS	615	D VELUTTI
3/27/2003	M&L COMPLETE	615	D VELUTTI
4/13/2002	MEAS/EXT INS	613	M COLE
6/12/2001	MEAS+INSPCTD	615	D VELUTTI
6/9/1998	MEAS+INSPCTD	602	D TUCKER
8/15/1994	MEAS+INSPCTD	185	CHRIS KEEFFE

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	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 Infru	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	9.	1.191	CA	1.00								337,788						337,800	

Total AC/HA: 0.72323	Total SF/SM: 31503.90	Parcel LUC: 323 SHOPCTR	Prime NB Desc COM AV	Total: 337,788	Spl Credit	Total: 337,800
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