Map	Lot	Sublot	Building	Unit	CARD
111	11	0			3 of 3

APARTMENT

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	468,300	/	17,846,500
USE VALUE:	468,300	/	17,846,500
ASSESSED:	468,300	/	17,846,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		MARY`S WAY, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	ND LINCOLN LLC		
Owner 2:			
Owner 3:			
Street 1:	2310 WASHINGTON STREET		
Street 2:			
Twn/City:	NEWTON LOWER FALLS		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02462	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3. ACRES of land mainly classified as APTS >8 with a CLUBHSE Building built about 2020, having primarily CLAPBOARD Exterior and 2370 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	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	468,300			468,300
Total Card	0.000	468,300			468,300
Total Parcel	3.000	14,786,700	59,800	3,000,000	17,846,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 197.59 | /Parcel: 266.24

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 111 11 0

!748!

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

PRINT

Date	Time
09/26/25	15:10:18

LAST REV

Date	Time
08/02/22	14:20:48

apro

USER DEFINED

Prior Id # 1:	14 12 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 748

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 ___/___/___

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
112	APTS >8		0		NO UNITS	PRIME SITE		0	0.	0.00	OR																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	112	APTS >8	Prime NB Desc	ORIOLE	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	96 - CLUBHSE
Sty Ht:	1 - 1
(Liv) Units:	Total: 60
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

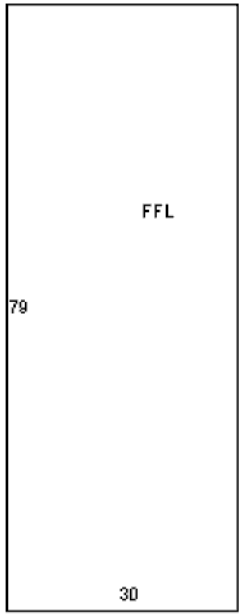
OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

Chapter 61A lien Bk 43454 Pg 375. 08/09/2010
Land determined not to meet the required 5 acres..
FORMERLY KNOWN AS 23 CAMBRIDGE
TURNPIKE.

SKETCH



Sum Area By Label :
FFL = 2370

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:		HB	2				

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	12
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	2 - GOOD
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	3 - ELECTRIC
Heat Type:	
# Heat Sys:	
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	
% Sprinkled	100

DEPRECIATION

Phys Cond:	AV - Average	2.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		2 %

CALC SUMMARY

Basic $ / SQ:	115.00
Size Adj.:	1.13755274
Const Adj.:	0.96823996
Adj $ / SQ:	126.664
Other Features:	29353
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477841
Depreciation:	9557
Depreciated Total:	468284

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.66
Special Features:	0	Val/Su Net:	197.59
Final Total:	468300	Val/Su SzAd	197.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,370	126.660	300,193

Net Sketched Area:	2,370			Total:	300,193
Size Ad	2370	Gross Area	2370	FinArea	2370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 111 11 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	