

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FORG TR - NANCY H
Owner 2:	-
Street 1:	1894 MASSACHUSETTS AVE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This Parcel contains 5.2 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
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
903	MUNICPL		4.8		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									168,000						168,000	Unbuildable
903	MUNICPL		0.4		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,800						2,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	5.200			170,800	170,800
Total Card		5.200		170,800	170,800
Total Parcel		5.200		170,800	170,800
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	5.2	170,800	170,800		Year End Roll	12/2/2024
2024	903	FV		0	5.2	146,400	146,400		Year end	11/9/2023
2023	903	FV		0	5.2	146,400	146,400	146,400	Year end	11/3/2022
2022	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	10/19/2021
2021	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	10/15/2020
2020	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	9/26/2019
2019	903	FV		0	5.2	146,400	146,400	146,400	Create Final va	6/4/2019
2018	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORG TR,NANCY H	63774-41		6/18/2014	INVOLVED GOV	146,400	No	No		CONSERVATION COMMISSION FOR THE PURPOSE OF PE
HARRINGTON NANC	56689-160		4/4/2011	FAMILY	100	No	No		
	9805-244		5/19/1961			No	No		

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	28 2 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:	

!1059!

PRINT

Date	Time
09/26/25	15:44:22

LAST REV

Date	Time
04/13/16	14:58:02

meadorse 1059

