

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.397 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
903	MUNICPL		4.56		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									159,600						159,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	6.397			1,202,000	1,202,000
Total Card	6.397			1,202,000	1,202,000
Total Parcel	6.397			1,202,000	1,202,000
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	6.397	1,171,600	1,171,600		Year End Roll	12/2/2024
2024	903	FV		0	6.397	1,128,800	1,128,800		Year end	11/9/2023
2023	903	FV		0	6.397	976,800	976,800	976,800	Year end	11/3/2022
2022	903	FV		0	6.397	904,800	904,800	904,800	Year End Roll	10/19/2021
2021	903	FV		0	6.397	936,800	936,800	936,800	Year End Roll	10/15/2020
2020	903	FV		0	6.397	936,800	936,800	936,800	Year End Roll	9/26/2019
2019	903	FV		0	6.397	933,600	933,600	933,600	Create Final va	6/4/2019
2018	903	FV		0	6.397	933,600	933,600	933,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12762-519		2/21/1975			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

Parcel ID

Parcel ID 120 19 0

!1064!

PRINT

Date	Time
09/26/25	15:44:49

LAST REV

Date	Time
03/26/13	11:41:21

apro 1064



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	28 7 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:	

